

An exciting regeneration opportunity in the heart of the Midlands

BEESTON SQUARE

Last few units remaining

Nearby occupiers include the Arc
Cinema, the Beeston Social, Ottimo
and Wilkos



Be part of Beeston Square

Located at the heart of the thriving market town of Beeston, and just over 15 minutes' drive from the centre of Nottingham, Beeston Square is raising the bar.

Already home to the 750-seater Arc cinema, and with The Beeston Social and Ottimo – from the teams behind some of Nottingham's most exclusive bars and restaurants – set to open shortly, the development adds to the impressive mix of retail, leisure and commercial operators already in the town.



Beeston in Brief



Award-winning tram system linked to 1,400 free car parking spaces close to junction 25 of the M1 at Toton interchange



Free evening car parking for 432 cars within walking distance



London St Pancras is a two-hour train journey from Beeston

93.8%

Town centre occupancy rate for ground floor uses A1-A5 inclusive, which is higher than the national and regional average

21,305

Population of the town, making it one of the largest in the area

25,000

Students based at University Park, just six minutes away by tram



Easily accessible from Chilwell, Long Eaton, Nottingham and Ilkeston



Home to Walgreens Boots headquarters

5 minutes	10 minutes	15 minutes
40,000	115,000	300,000

Population within travel time (car and public transport)

Why Beeston Square?



“



We're absolutely delighted with how successful our opening in Beeston has been, and the response we've received from the community has been incredible. We're looking forward with excitement to many years of great success – success in terms of serving the community, and also in terms of positive trading.



Brian Gilligan, Director, [Arc Cinema](#)

“



You can feel the buzz around Beeston. There's a really diverse community and it's an exciting place to be. Beeston Square is a fantastic development and it's great to see the council investing in the area in this way. We're proud to be part of this next phase in the town's future.



Daniel Ellis, The Beeston Social, [Fletcher Gate Industries](#) owners of Hockley Arts Club and Das Kino

“

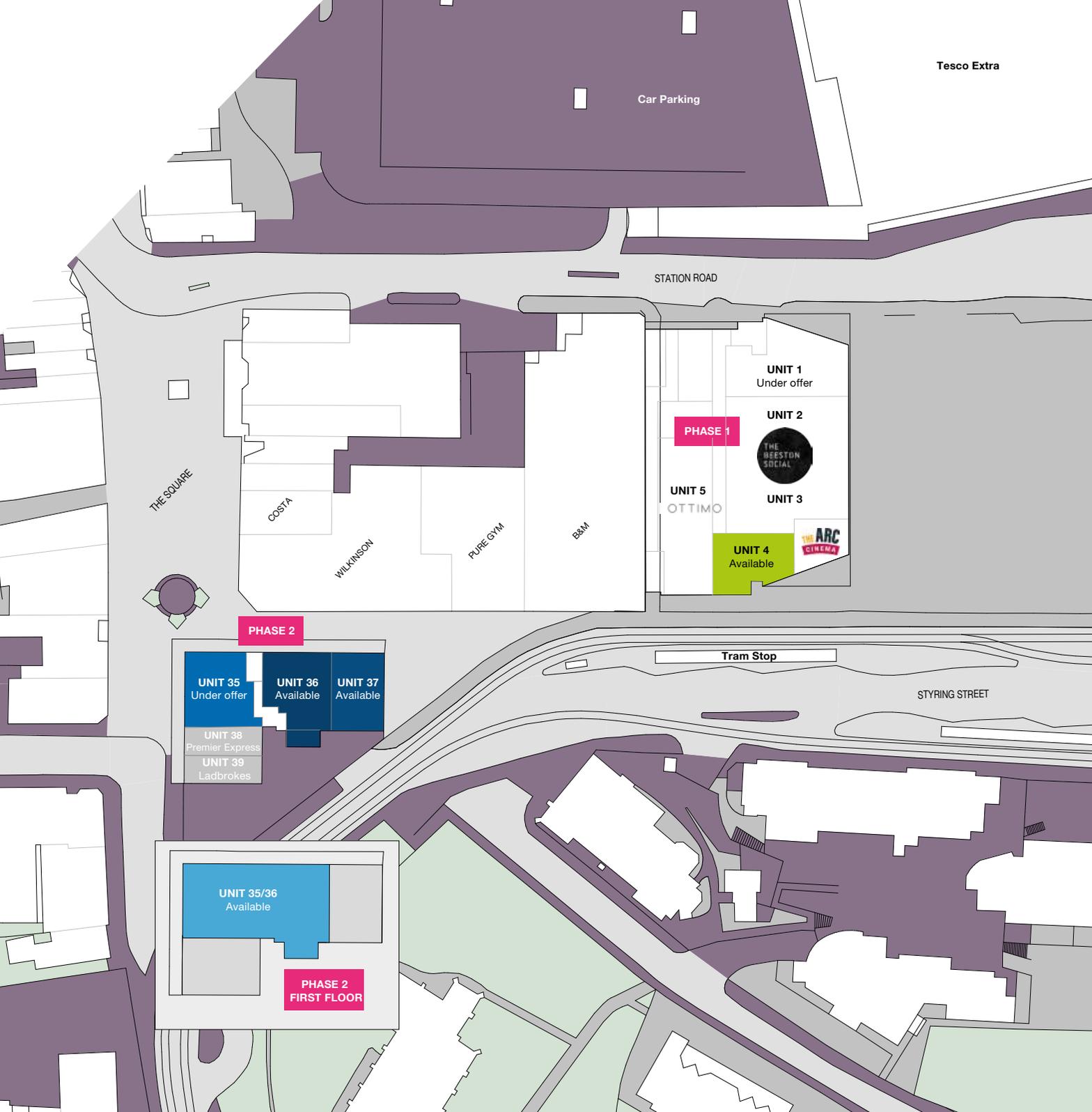


We're really excited to be bringing our latest venture to Beeston. It's a town with so much to offer and this development is really putting it on the map.

We can't wait to be a part of it.

Ross Considine, owner [Ottimo](#) Italian restaurant





Tesco Extra

Car Parking

STATION ROAD

UNIT 1
Under offer

PHASE 1

UNIT 2



UNIT 5
OTTIMO

UNIT 3

UNIT 4
Available



THE SQUARE

COSTA

WILKINSON

PURE GYM

B&M

PHASE 2

UNIT 35
Under offer

UNIT 36
Available

UNIT 37
Available

UNIT 38
Premier Express

UNIT 39
Ladbrokes

Tram Stop

STYRING STREET

UNIT 35/36
Available

PHASE 2
FIRST FLOOR

The Opportunity

The development has five units which can be leased individually or combined.

Description	m ²	ft ²
Unit 1	269	2,901
Mezzanine	105	1,130
Unit 4	163.9	1,765
Unit 35*	172	1,848
Unit 36*	162	1,739
Unit 37	141	1,516
First floor Unit 35A/36A	380	4,100

*could combine to give 3,587 sq., ft./334m²

TERMS

Upon Application.

PLANNING

A1 – A5 Planning Granted.

SPECIFICATION OF UNITS

Developers shell with capped off services and shop fronts installed.

Join Us

Contact us to find out more



Barker Proudlove

Nick Ferris

07970 850 037

nick@barkerproudlove.co.uk



heb Chartered Surveyors

Will Torr

07866 716 974

wtorr@heb.co.uk



MISREPRESENTATION: heb Chartered Surveyors and Barker Proudlove for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of heb Chartered Surveyors and Barker Proudlove has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.