

Office Specification

- Canalside and landscaped courtyard views
- In close proximity to the Transport 'Hub'
- BREEAM Excellent rated
- Connected to District Heating
- Phased development
- Grade A open plan office space
- Large floor plate to adapt to variety of needs
- Variety of office sizes available for bespoke client fit-out
- Raised floors
- Dedicated lift access
- Comfort cooled
- DDA compliant
- Dedicated on-site parking spaces

Phase A

Office Area 69,352 sq.ft (6443m²) over 9 floors

Retail Area 14,703 sq.ft (1366m²) over two floors

Phase B

Office Area 55,714 sq.ft (5176m²) over 7 floors

Phase C

Office Area 56,262 sq.ft (5227m²) over 6 floors

Total area 181,329 sq.ft (16,846m²)

159 car parking spaces

STUNNING CANALSIDE LOCATION IN THE HEART OF NOTTINGHAM CITY CENTRE

181,329 sq.ft (16,846m²) of office space with on-site parking
3 phase development



CGI INDICATIVE VISUAL

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A WATERSIDE CITY



A CULTURED CITY



A GREEN CITY



A SUSTAINABLE CITY



A DESIGN CITY

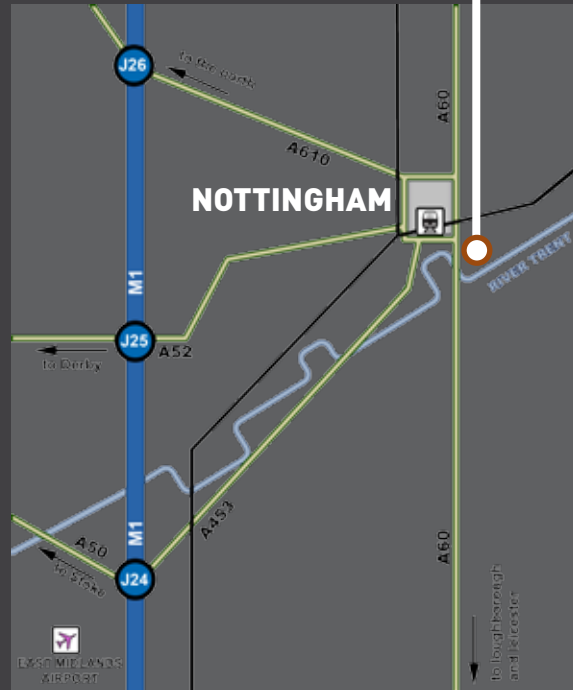


A CONNECTED CITY



A SOCIABLE CITY

CANALSIDE OFFICE DEVELOPMENT IN THE HEART OF NOTTINGHAM CITY CENTRE



Nottingham the capital of the East Midlands.

- Excellent transport links to all major cities and Europe
- A city with an ambitious regeneration programme
- Nominated as one of the UK's eight 'Core Cities'
- A government designated 'Science City'
- A tradition of manufacturing that includes international names such as Boots, Speedo and Raleigh
- Leading-edge financial services companies including Experian and Capital One
- Two leading universities
- A skilled and adaptable workforce
- 1.1 million people within a travel to work area

WATERSIDE POINT

- Canal side location
- Views to the historic Lace Market
- Adjacent to the the 'Hub' - a £60 m committed investment to improve Nottingham's railway station
- Prominent location (gateway into city from the south)
- Close proximity to Nottingham's existing and proposed tram lines
- Heart of Nottingham's regeneration and growth plans

