



Up to 50,000 ft<sup>2</sup>

# Grade A Offices

Nottingham

NG2 3AJ

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No.11  
**STATION  
STREET**

NOTTINGHAM



# First impressions count

Without question, the best office building in Nottingham.



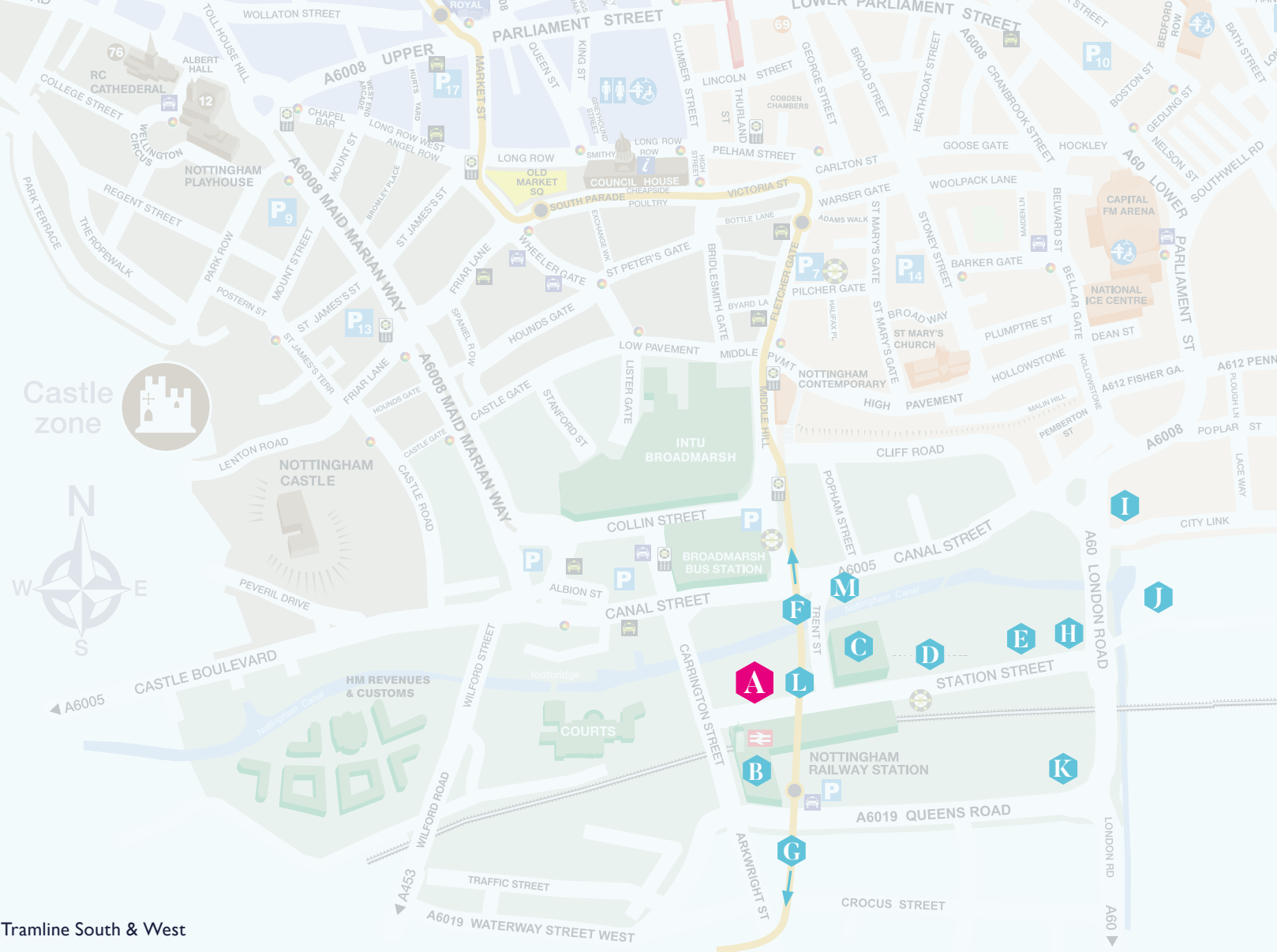
No.11  
**STATION  
STREET**

NOTTINGHAM



**11 Station Street will provide striking brand new sustainable Grade A office accommodation featuring an impressive reception and meeting area, roof garden and large open floor plates. Bound to impress clients and attract the brightest employees, 11 Station Street occupies a first class location directly opposite Nottingham Transport Hub.**

No.11  
STATION STREET  
NOTTINGHAM








# First class city centre location

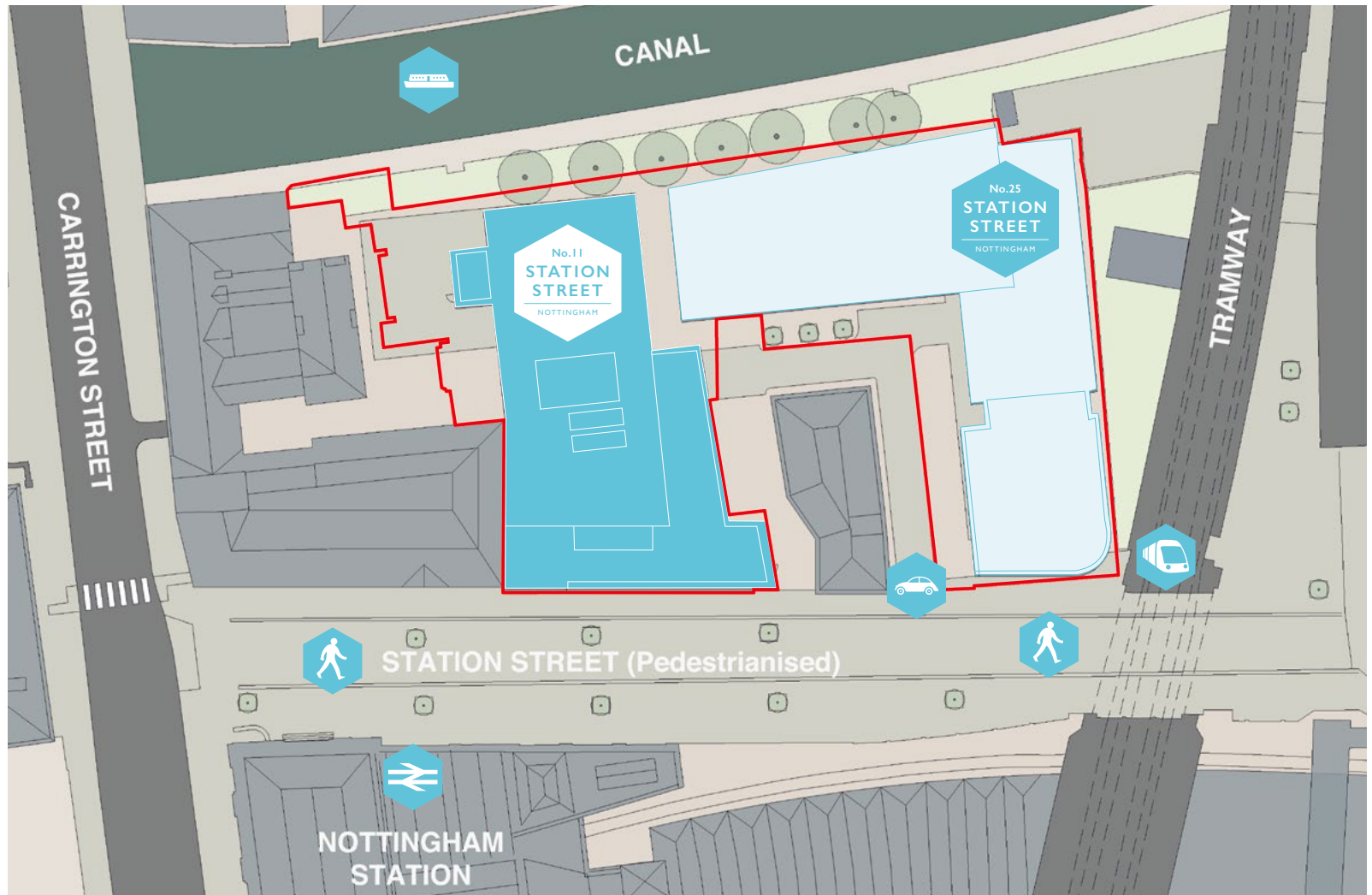
- A You are here
- B Train Station
- C Nottingham City Council
- D Capital One
- E Waterfront Plaza  
Offices & Apartments
- F NET Tramline North
- G NET Tramline South & West
- H Jurys Inn
- I BBC
- J Virgin Active Gym
- K Hicking Building Apartments
- L NET Tram Stop
- M Eversheds





# Site plan

-  Pedestrian entrance
-  Vehicle entrance
-  Tram Stop 150m
-  Nottingham Railway Station entrance 50m
-  Access to canal and towpath



It will be the first of two new buildings to be built as part of a mixed use scheme.



# Schedule of areas

Area Schedule – NET		
Level	Area m <sup>2</sup>	Area ft <sup>2</sup>
Ground Floor	900 m <sup>2</sup>	9,687 ft <sup>2</sup>
First Floor	870 m <sup>2</sup>	9,365 ft <sup>2</sup>
Second Floor	915 m <sup>2</sup>	9,849 ft <sup>2</sup>
Third Floor	915 m <sup>2</sup>	9,849 ft <sup>2</sup>
Fourth Floor	583 m <sup>2</sup>	6,275 ft <sup>2</sup>
Fifth Floor	583 m <sup>2</sup>	6,275 ft <sup>2</sup>
<b>Total</b>	<b>4,766 m<sup>2</sup></b>	<b>51,300 ft<sup>2</sup></b>

Secure Basement Parking





# Indicative floor plate

Ground floor

**1:8 density**  
(alternative occupancy densities available on request)



Station Street



# Indicative floor plate

Upper floor

**1:8 density**  
(alternative occupancy densities available on request)



Station Street





# Indicative floor plate

Roof garden, fourth floor

**1:8 density**  
(alternative occupancy densities available on request)

**Your own dedicated roof terrace, with enviable views across the city, offering break out and entertainment space.**



Station Street



# Sustainable Grade A specification

Flexible, efficient and finished to an exceptional standard, 11 Station Street raises the bar for Nottingham office buildings.



- BREEM 'Excellent' / EPC 'A' Rating
- Flexible large open plan floor plates
- Feature double height entrance foyer
- Roof garden
- Floor to ceiling glazing with appropriate solar shading
- High quality contemporary finishes
- Minimum floor to ceiling height of 2.7m
- Services designed for an occupancy of 1 person per 8m<sup>2</sup>
- 24 hour access
- Secure basement parking including secure cycle store
- Generous toilet provision to each floor including shower facilities
- 150mm raised access floors throughout



# A vibrant neighbourhood with great amenities on your doorstep

- Nottingham City Council  
**2,000+ people**
- Capital One  
**800 people**
- HM Revenue & Customs  
**4,000 people**
- Land Registry UK  
**300+ people**
- Ikano
- Shoosmiths
- Browne Jacobson
- Jurys Inn
- BBC
- Virgin Active
- Starbucks
- Caffè Nero
- 200° Coffee
- Superdrug
- Eversheds
- Tesco Express
- Sainsbury's Local



EVERSHEDS

SHOOSMITHS



brownejacobson







# Experienced developer

Bildurn is an award winning developer and manager of commercial property. Privately owned and based in Nottingham, it has experience in developing commercial and mixed use schemes, both new build and refurbishment, for a range of occupiers including offices clients, retail and leisure and hotel operators.

Bildurn has an established track record developing property in Nottingham and a successful working relationship with Nottingham City Council.

Notable schemes in Nottingham include:

- The Pod: A 110,000sqft mixed used new-build scheme including 142 bedroom let to Accor Hotels and 24,000sqft grade offices let to TDX/Equifax
- Lace Market Square: A 45,000sqft mixed use new-build scheme including 10,000sqft grade A offices let to Smith Cooper and Walton Allen
- 1-9 Bridlesmith Gate: A 40,000sqft refurbishment of a grade 2 listed building let to national retailers





# Sustainable location: Nottingham

11 Station Street is situated directly opposite the Nottingham Transport Hub at the heart of the city's infrastructure and amenities.

- **£800m** currently being invested in upgrading our road networks and creating an integrated transport hub moving people across the city and the wider area
- At the heart of crucial road networks east-west and north-south – the **M1, M42** and **A1** bring your people closer to work
- Reach London in **99 minutes**, almost every UK region in two hours, and mainland Europe in four
- One of the UK's main freight and passenger airports on your doorstep, flying to **90 international destinations**, plus access within an hour to three other airports
- New **tram and train station hub**, with 3 tramlines
- Nottingham is the proposed **HS2 link** between Birmingham and Leeds in phase 2 – making London 51 minutes away
- **7 Park & Ride** facilities with over **4,000 spaces** across the city transporting your people into the city centre
- Nottingham City Bikes and extensive urban cycle routes
- Less than five minutes walk from Broadmarsh bus station and soon to be redeveloped INTU Broadmarsh shopping centre



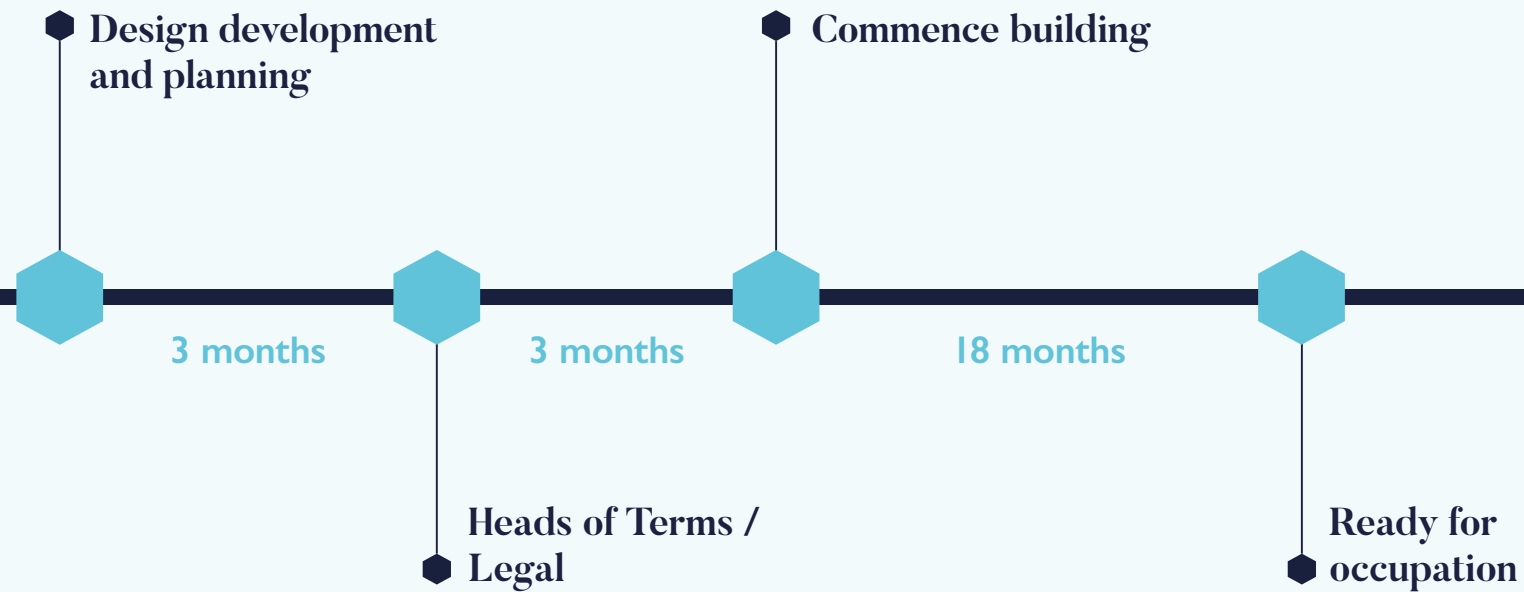
Nottingham Train Station



# A focus on delivery

Development programme

11 Station Street is in a position to be advanced immediately subject to occupier commitment, with the following indicative timeframe for delivery.







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