No.1 STATION STREET
NOTTINGHAM

Up to 50,000 ft²
Grade A Offices
Nottingham
NG2 3AJ

stationstreet.co.uk
First impressions count

Without question, the best office building in 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.
First class city centre location

A You are here
B Train Station
C Nottingham City Council
D Capital One
E Waterfront Plaza
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
## Schedule of areas

### Area Schedule – Net

<table>
<thead>
<tr>
<th>Level</th>
<th>Net Internal Area (m²)</th>
<th>Net Internal Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 0 - Ground Floor</td>
<td>960</td>
<td>10,330</td>
</tr>
<tr>
<td>Level 1 - First Floor</td>
<td>1,013</td>
<td>10,901</td>
</tr>
<tr>
<td>Level 2 - Second Floor</td>
<td>1,013</td>
<td>10,901</td>
</tr>
<tr>
<td>Level 3 - Third Floor</td>
<td>969</td>
<td>10,435</td>
</tr>
<tr>
<td>Level 4 - Fourth Floor</td>
<td>814</td>
<td>8,761</td>
</tr>
<tr>
<td><strong>Grand total</strong></td>
<td><strong>4,769</strong></td>
<td><strong>51,328</strong></td>
</tr>
</tbody>
</table>

Secure Basement Parking
Indicative floor plate

Ground floor
Indicative floor plate

Upper floor

1:10 density
(alternative occupancy densities available on request)
Indicative floor plate

Roof garden, fourth floor

Your own dedicated roof terrace, with enviable views across the city, offering break out and entertainment space.
Sustainable Grade A specification

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

- BREEAM ‘Excellent’ / EPC ‘A’ Rating
- Flexible large open plan floor plates
- Impressive large reception and amenity area
- 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 8m²
- 24 hour access
- Secure basement parking including secure cycle store and car charging facility
- 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
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
A focus on delivery

Development Programme

No 11 Station Street is in a position to be advanced immediately subject to occupier commitment, with the following indicative timeframe for delivery.

- Planning Permission: September 2018
- Vita Construction: 90 Weeks
- Head of terms: 13 weeks
- Agree fit-out specification: 13 weeks
- Document leasing: 13 weeks
- Office enabling works: 20 weeks
- Tender period: 10 weeks
- Tender evaluation: 4 weeks
- Tender award: June 2020
- Precontract/ Mobilization: 6 weeks
- Office base build: 70 weeks
- Office fit out: 10 weeks
Property Misdescriptions Act 1991 – all statements contained within this brochure have been provided in good faith and are understood to be accurate although cannot be guaranteed as we rely on information provided by others. Potential purchasers should satisfy themselves as to the validity of the information contained either by inspection or through their solicitors prior to any exchange of contracts to purchase. Services have not been tested and purchasers are recommended to undertake independent tests on all services and mechanical installations prior to exchange. Details correct at time of going to print. JLL 7/17.