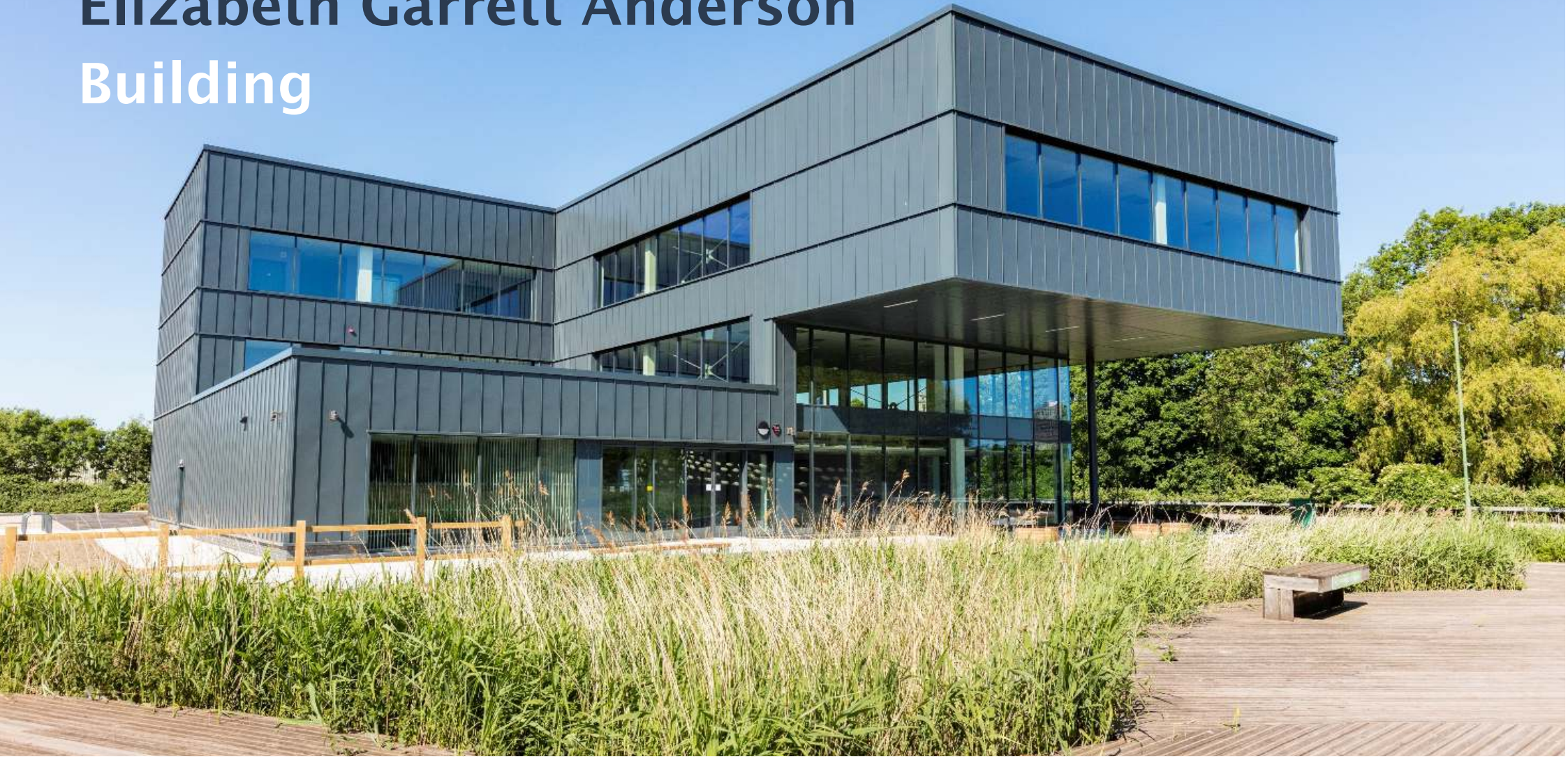


The Elizabeth Garrett Anderson Building



NOTTINGHAM
SCIENCE
PARK

A Hub for the Science & Technology Sector
providing Grade A Office Space with Café
and Conference Facilities

Suites from
211 sq m - 2,111 sq m
(2,271 sq ft - 22,723 sq ft)

Elizabeth Garrett Anderson (1836—1917)

Elizabeth Garrett Anderson was Britain's first female doctor, gaining her degree in Paris. Elizabeth campaigned for women to become doctors, set up apothecaries, founded a medical school and joined the Women's Suffrage Committee. Elizabeth was also the first female mayor, first female magistrate and first woman to be elected to a school board.

The choice was made to honour Elizabeth and not only her contribution to the medical profession, but to society as a whole, which is recognised in creating the Elizabeth Garrett Anderson Building as the hub for the Science Park community.



Nottingham Science Park

Nottingham Science Park is a well-established park spread over 28 acres, providing a friendly environment that encourages innovation and collaboration between occupiers. As part of the continued evolution of Nottingham Science Park, the Elizabeth Garrett Anderson Building is designed to provide a central hub building with a café and conference facilities.

The Elizabeth Garrett Anderson Building

The Elizabeth Garrett Anderson Building creates a hub building for the Science Park. The building offers 22,730 sq ft of Grade A office accommodation over three storeys in a prominent and attractive setting. The facilities on the ground floor are for both current park occupiers and new tenants, providing a space to engage and share knowledge and ideas.

Occupiers and Amenity

Other occupiers also located on Nottingham Science Park include Altia-ABM, Added Scientific, Oe:gen, NFS, Chinook and Upperton Pharma Solutions.

Nearby are numerous local amenities including the NET tram lane, Highfields Park and Showcase Cinema and Leisure complex.

<http://www.nottinghamsciencepark.com>



- | | |
|--|--------------------------------|
| A. The Elizabeth Garrett Anderson Building | 5. Sir Isaac Newton Centre |
| B. Future Development Opportunity | 6. Rutherford House |
| 1. No 1. NSP | 7. Edison Village |
| 2. Nottingham College | 8. Albert Einstein Building |
| 3. Faraday Building | 9. William Lee Building |
| 4. Heathcoat Building | 10. Alexander Fleming Building |
| | 11. Bell House |

Location

Nottingham is the top city for small business growth, fast growing technology companies and life science sectors. It is the largest business centre in the East Midlands with companies such as Boots, E.ON, Speedo and Experian choosing the city for their headquarters.

Nottingham Science Park is a well-established business location, specialising in research and development and offers a wide range of good quality office and workspace accommodation.

The Park is strategically located opposite the University of Nottingham, just 2 miles west of Nottingham City Centre and 0.5 miles from the Queen’s Medical Centre. Nottingham Science Park is well connected, situated on the NET tram line providing direct links to the city centre with a footbridge to the main Boots campus. Junction 25 of the M1 is just 5 miles away and the Park is also 2 miles from the train station.



Accommodation

Office	Sq ft	Sq M
Suite 1	2,695	250.4
Suite 2	2,569	238.7
Suite 3	2,277	211.5
Suite 4	3,062	284.5
Suite 5	6,054	562.4
Suite 6	6,125	569.0
Total	22,782	2,116.5

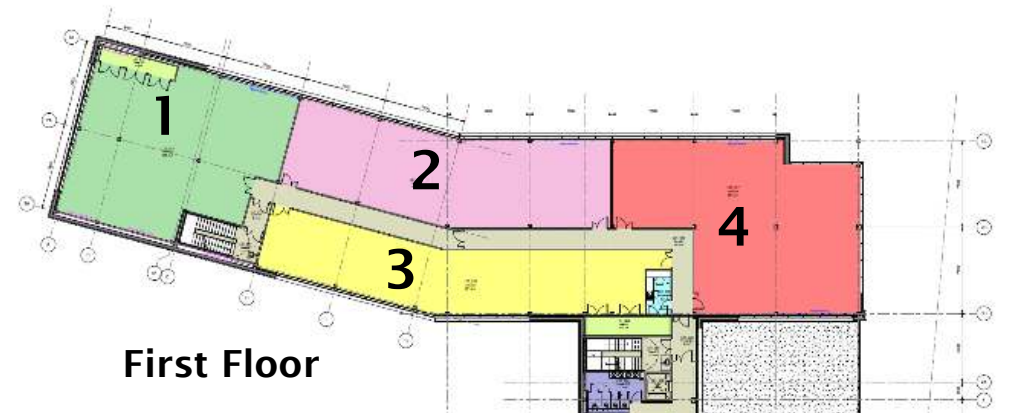
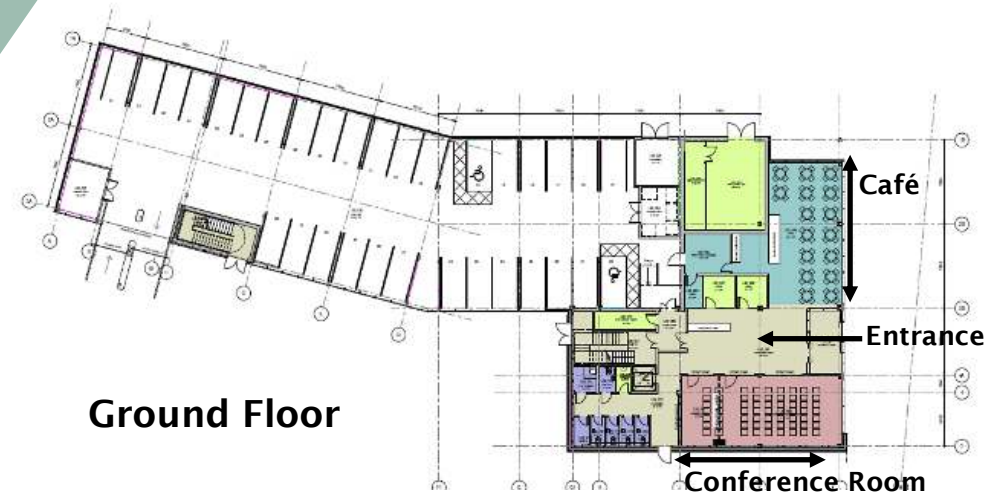
Net Internal Area basis. All figures are quoted for guidance purposes only.

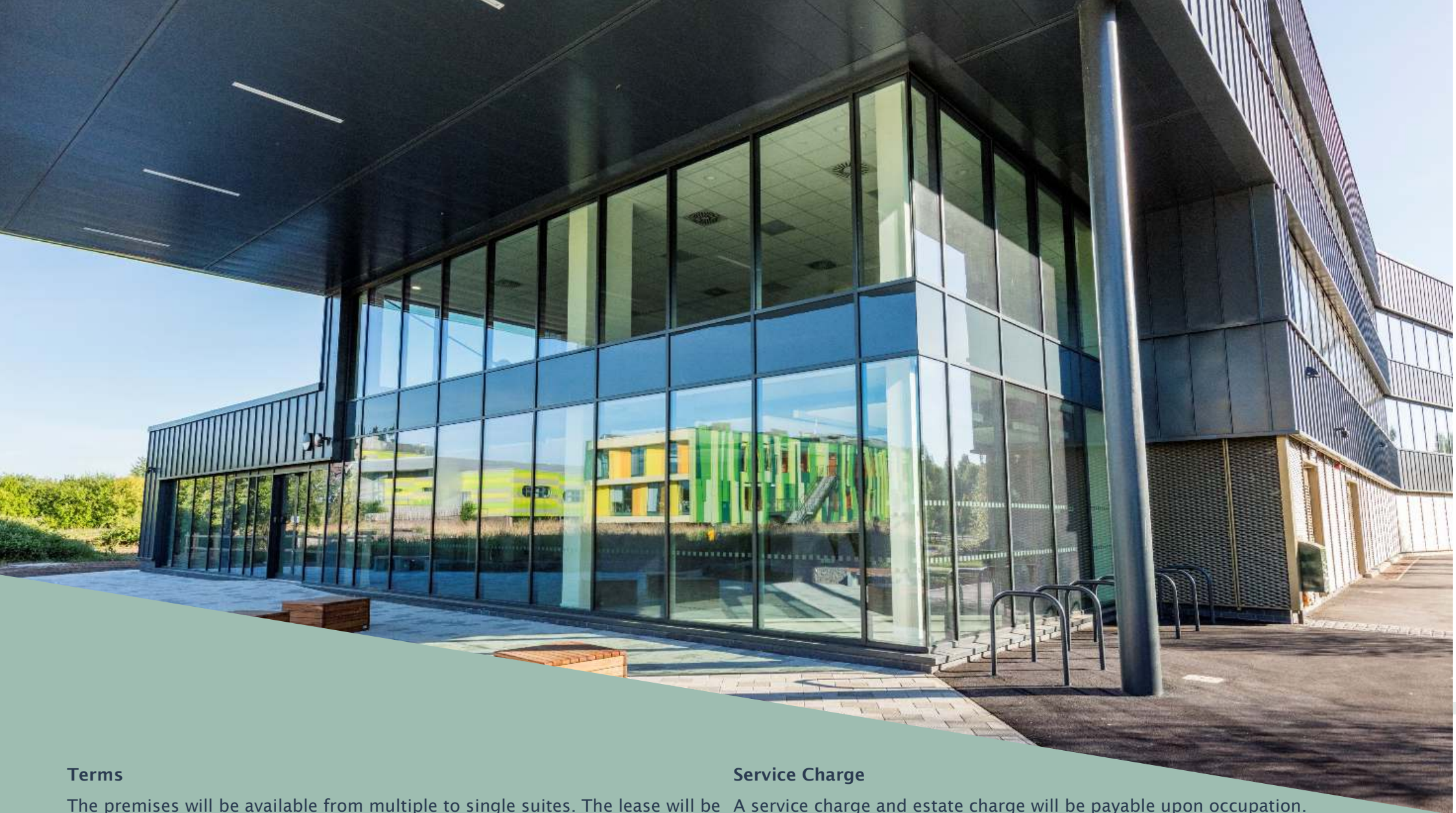
Description & Specification

The suites benefit from the following specification:

- Raised access flooring
- Suspended ceilings with integrated lighting
- Comfort cooling in individual suites
- Shared kitchen facilities
- Shower facilities
- Access to conference facilities, meeting room and café
- Expected EPC rating 'A'
- 1:350 parking ratio with four electric car charging points
- PV panels on the roof to feed back into the mains supply

For further information, please ask the agents for access to the 3D virtual Matterport Tour.





Terms

The premises will be available from multiple to single suites. The lease will be taken on a new full repairing and insuring basis for a term to be agreed.

Rent

Available upon request.

VAT

We understand that VAT is payable on the rent.

Service Charge

A service charge and estate charge will be payable upon occupation. Further information can be supplied upon request.

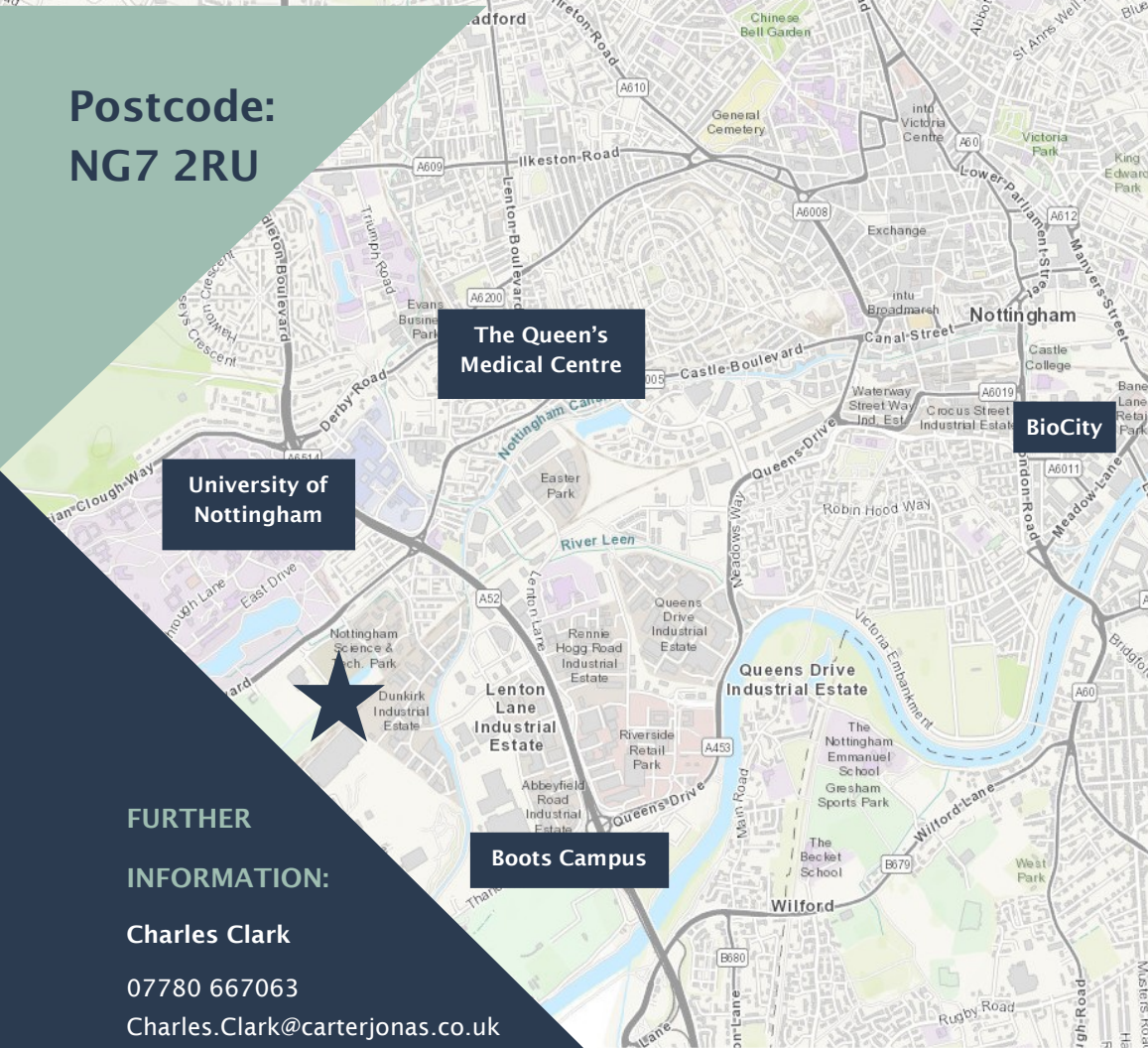
Business Rates

The property will be liable for business rates upon completion.

EPC

The property is targeting an 'A' rating and will be assessed upon completion.

Postcode:
NG7 2RU



**FURTHER
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**NOTTINGHAM
SCIENCE
PARK**

A development by:



**Nottingham
City Council**



IMPORTANT INFORMATION

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