

Site Summaries

Walgreens Boots Alliance Campus

The Walgreens Boots Alliance campus is located at Beeston Nottingham. It comprises a 90ha site owned by Walgreens Boots Alliance and is allocated for a mix of commercial and housing development plus the existing business operations of Walgreens Boots Alliance (WBA) and the Reckitt Benckiser company. Together the existing companies already employ over 7,000 people on site across a range of existing buildings. These include WBA's central support services for the Health and Beauty Division, a research and development centre and retail distribution facility for the Health and Beauty Division, a pharmacy pre-preparation and distribution facility and a contract manufacturing business (D10) for WBA. Part of building D6 has recently been occupied by MediCity a satellite of BioCity as an incubator for new start-up businesses within the health, beauty and well-ness sectors.

Due to WBA's changing business requirements, the site contains a number of buildings and land that are currently present opportunities for development and conversion and it is these which are the focus for the additional growth generated by the NDEZ, some of which require some level of intervention before they can be exploited.

The site is not without its challenges however. A number of listed buildings exist and due consideration is required in factoring these issues into the re-development of the wider site. There are also land remediation issues, servicing and infrastructure requirements, highway and access issues as well as the on-going requirements of other companies on the site and not least, WBA themselves in maintaining their manufacturing presence. To take the development forward, the site needs to be opened up with improved access and land remediation, service attenuation and flood defence works. Since its allocation as an Enterprise Zone, WBA has been working with partners, notably the LEP and the Government Departments to structure a £22M funding package to undertake the infrastructure works. The site has the appropriate planning permissions, one full for the infrastructure and the other outline for the remaining developments, being subject to a Section 106 Agreement.

No. 2 Science Park

Phase 2 (called No. 2 Science Park) of the long established and successful Nottingham Science Park is immediately south of University of Nottingham Campus. Two more recent developments at No 1 Science Park and the Toyota/Castle College Training Centre have seen the further expansion of the wider established Science Park.

No. 1 Science Park was completed in 2010 and provides 4,000 sqm of business space, occupied by firms specialising in clean technologies. It is home to the Chinese owned Changan Automotive, the US recycling technologies firm Chinook Sciences as well as other high growth low carbon firms. Nottingham City Council acquired No. 1 Science Park from Blueprint in 2014 and has recently acquired the HCA's share of Blueprint who continue to own the land at No. 2 Science Park.

Phase 2 comprises just over 2ha and is yet to be developed. It has previously benefited from outline planning permission for c.15000 sqm of business space. The site has been cleared and reclaimed from its former landfill site use and is fully serviced by internal roads. It will benefit from the development of the NET tram extension due to open mid-2015. Blueprint is currently marketing the design and build opportunity for occupiers.

Despite its high profile location, good access and proximity to businesses of a similar sector both the general climate and viability issues have prevailed against its development. The site is however being actively marketed and interest is being shown by single or multiple end users although viability remains challenging.

MediPark

Nottingham MediPark is a proposal for a 3.7ha medical science park, located immediately adjacent to the Nottingham University Hospital and the University of Nottingham. This site is arguably different to the others in that is hypothecated to the bringing forward of this singular concept of a medical science park, integrated with hospital. It will facilitate collaboration in the medical technology field / life science sector and the spin-out of new businesses.

The LEP and partners have been working with the Nottingham Universities Hospitals Trust (NUHT) to bring forward MediPark and a number of proposals to facilitate the development have been attempted. In March 2015 the partners determined that a new approach was required, seeking a contractor/developer with experience of developing and operating specialist business parks.

Half of the proposed MediPark site is currently used as a temporary NET construction compound while the NET Tram extension is built; a new stop will serve the hospital campus alongside MediPark. The site can only be developed once replacement car parking is secured for the hospital. Investment assistance of £2.5million via a GPF loan from the LEP and £5.5million of Building for Growth grant from the CLG / Government is being made available and this will cash flow the enabling works and site preparation works. Planning permission has been granted for the replacement car parking within the QMC itself and work is underway to select a new development partner to take the scheme forward subject to detailed viability assessment.

Beeston Business Park

The 19ha site is located within the Beeston area on a site bounded on two sides by the Attenborough Nature reserve and Nottingham/London and local railway line, with the Beeston railway station located at the north of the site.

Beeston Business Park has long and historic connections to the telecoms and high tech industries, being home to Ericsson telephones, Plessey Systems and Siemens before changing ownerships in recent years through HSBC, Infra-Red Limited and in late 2012 to VBRI (M7 Real Estate). A number of piecemeal developments have taken place on the site with some vacant plots / buildings alongside a managed workspace. Some established businesses have their base on the Park and it is home to SMS Electronics and Atos Origin, together with a wide range of smaller companies and start-ups.

In 2013 the site was acquired by M7 and a revised Masterplan submitted in 2014. This included 19,000m² of office space, 22,000m² of storage and distribution space, along with ancillary shops and leisure facilities and the provision of 285 new homes. Since the original submission of this application, revised unit numbers have been submitted to Broxtowe Borough Council for approval due to viability problems. The revised figures now mean that there will be 19,000m² of office space, 19,000m² of storage and distribution space and 310 residential units. Planning will be subject to a Section 106 Agreement.

Discussions with M7 are proceeding with a preferred housing developer appointed and interest is currently being shown for new build office and manufacturing units by specific local occupiers.

Infinity Park, Derby

Infinity Park comprises a 40 ha site, located to the south of the city, next to the headquarters of Rolls-Royce Civil Aerospace. The Park aims to attract a mixed commercial development comprising offices, industrial and ancillary leisure and retail facilities, based around a centrepiece £11.8m, 4,450m², Innovation Centre. Construction has already started on this Innovation Centre and should be completed in in the Autumn 2015.

Development across Infinity Park will be zoned and made up of a wide range of buildings constructed on a design and build basis with offices starting from 460m² to industrial and warehousing of 46,500m² geared towards supporting the area's existing and strong engineering base. JLL and Salloway have been appointed as joint agents and active marketing of the commercial opportunities has commenced.

