



unity.sq

southside

Making a Statement in Nottingham

"Unity Square embodies Peel's ethos
of quality design, sustainability and
long term investment."

John Whittaker, Chairman - Peel Land & Property

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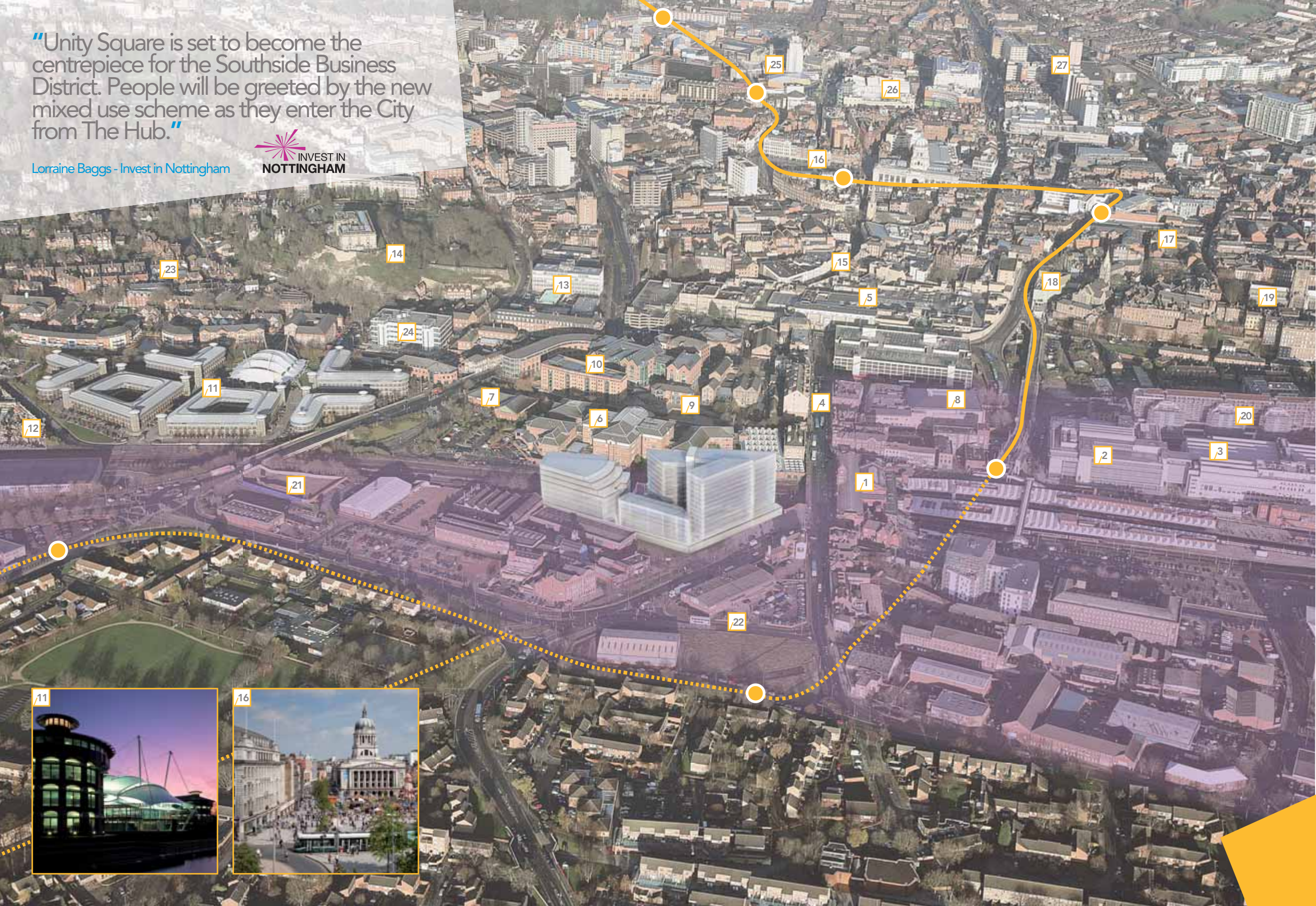


"Unity Square will be an exciting new cityscape, of complimentary buildings set in a lively and dynamic public realm. It is a development of national stature and of the highest quality, befitting the regional capital of the East Midlands."

A Fantastic Address

"Unity Square is set to become the centrepiece for the Southside Business District. People will be greeted by the new mixed use scheme as they enter the City from The Hub."

Lorraine Baggs - Invest in Nottingham



A Premier Location

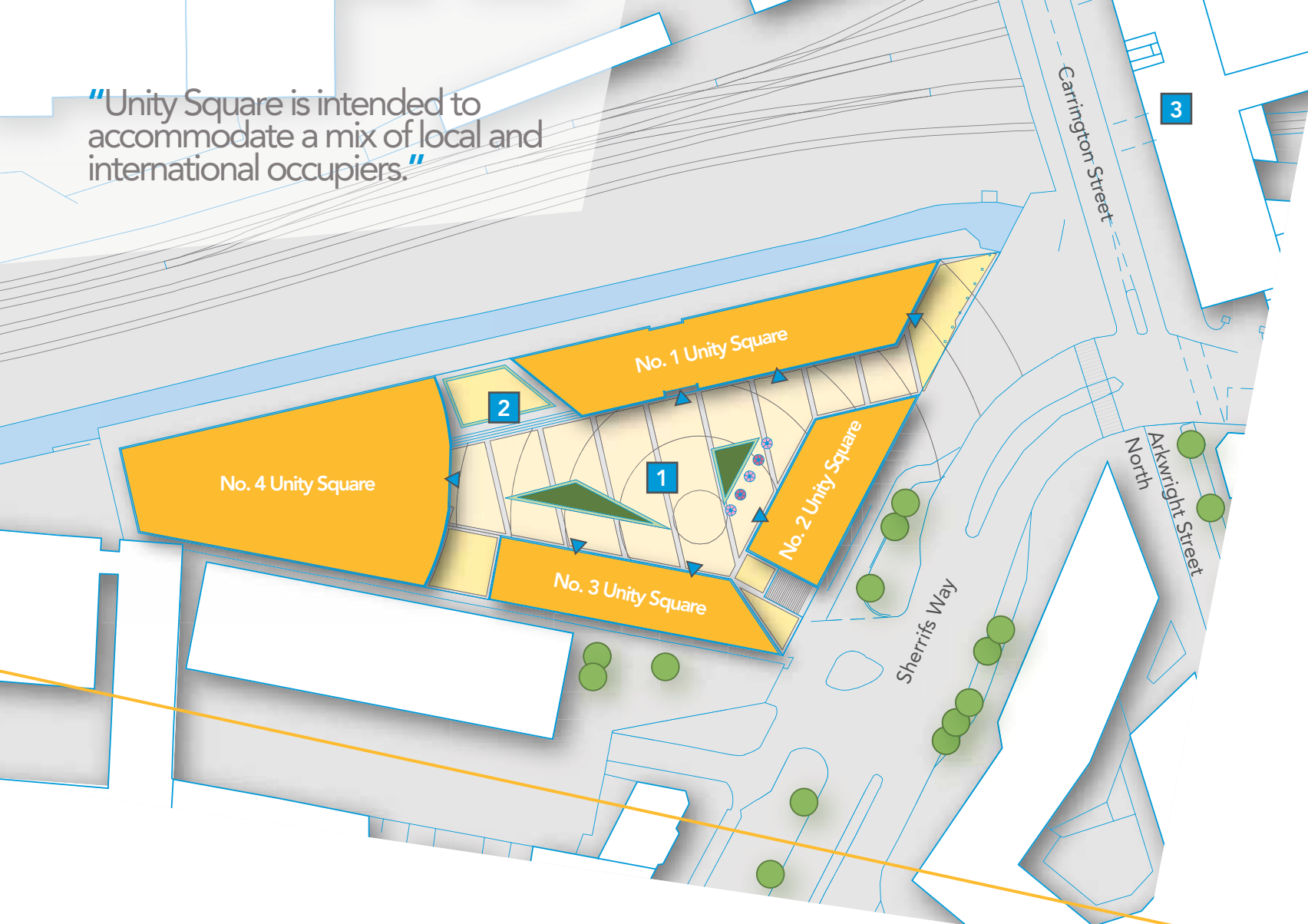
- | | |
|---|--|
| 1 The Hub (Nottingham Railway Station) | 13 Peoples College |
| 2 Loxley House – Nottingham City Council Headquarters | 14 Nottingham Castle |
| 3 Capital One European Headquarters | 15 Lister Gate – Prime Retail Nottingham |
| 4 Mixed retail leading into the City Centre | 16 Old Market Square, Nottingham |
| 5 Westfield Nottingham (Formerly The Broadmarsh Centre) Currently 450,000 sqft of Retail – Proposals to Extend to over 1 Million sqft | 17 The Lace Market |
| 6 Nottingham Magistrates Court Complex | 18 Nottingham Contemporary Art Gallery |
| 7 Nottingham Archive Office | 19 St Mary's Church |
| 8 Nottingham Crown Court Complex | 20 Southreef Phases 1 and 2, Canal Street |
| 9 Canal Side bars & restaurants | 21 Sentinel |
| 10 Castle Wharf Complex - Office, Bars & Restaurants | 22 Meadows Gateway |
| 11 Inland Revenue Headquarters | 23 The Park – High Quality Residential Area. |
| 12 Castle Marina – Mixed Use Area | 24 New Castle House |
| | 25 Nottingham Trent University |
| | 26 Corner House |
| | 27 Victoria Centre |
- Tram Line
- - - Proposed Net Extension



Unity Square is part of the emerging Southside Business District



"Unity Square is intended to accommodate a mix of local and international occupiers."



Unity Square will set a new standard for regeneration in the region. It will be the new modern office address for Nottingham.

The Development is office led incorporating high quality, complimentary, commercial and hotel uses.

The ground floor will maximise retail, bar, restaurant and leisure opportunities creating a vibrant new Public Square.

Large or small, the principles of good office design are the same:

- › The creation of the right address.
- › The correct location of primary and secondary circulation.
- › The maximisation of net space combined with the optimisation of prime and secondary space.
- › A flexible approach to sub-letting and exit strategies.

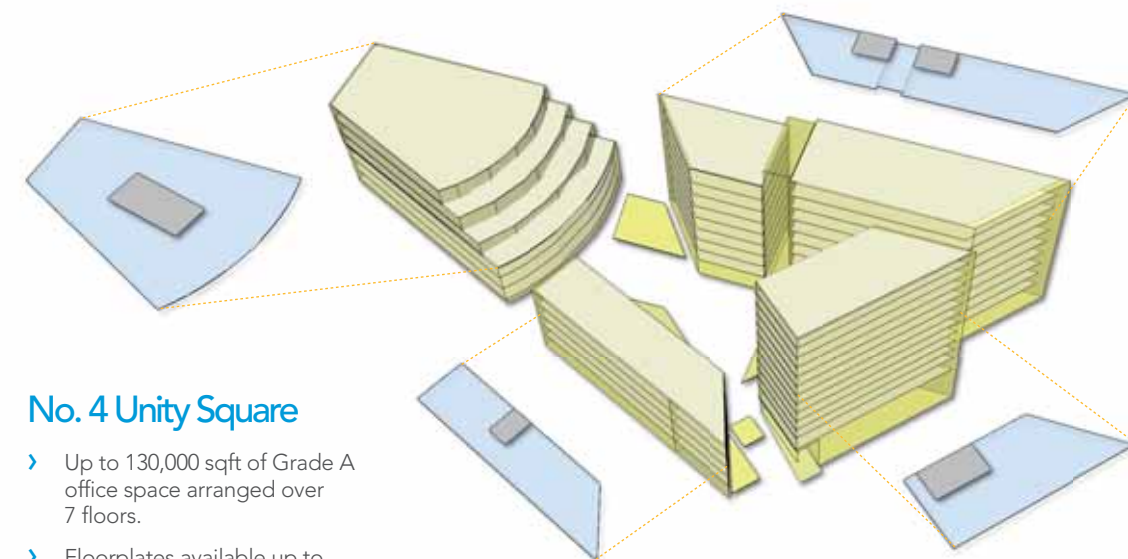
- › Long span structures affording clear un-interrupted flexible space.
- › Low energy design thought through from first principles.

Combine all of these with great architectural design and you have Unity Square.

- 1 Main public square, Unity Square
- 2 Viewing platform, urban space with views of the castle
- 3 The Hub (Nottingham Railway Station)

Unity Square has planning consent for up to:

- › 290,000 sqft for Class B1(a) use (office)
- › 107,000 sqft for Class C1 use (hotel)
- › 37,500 sqft for Class D2 use (leisure)
- › 21,500 sqft for uses falling within Class A1, A2, A3, A4, or A5 (retail)
- › 10,700 sqft for Class D1 use (community)
- › 190 car parking spaces
- › Total Area 466,700 sqft



No. 4 Unity Square

- › Up to 130,000 sqft of Grade A office space arranged over 7 floors.
- › Floorplates available up to 19,000 sqft.
- › Designed to work for occupiers with a requirement for large flexible floorplates.

No. 3 Unity Square

- › Up to 30,000 sqft of Grade A office space.
- › Suitable for either a single occupier or potential subletting on a floor by floor basis.

No. 2 Unity Square

- › Designed to suit both office and hotel occupiers.
- › Up to 240 rooms or 107,000 sqft on 12 floors.
- › Plus active ground floors.
- › Prominent ground floor facing the new Public Square and Railway Station.

No. 1 Unity Square

- › Up to 130,000 sqft of air conditioned Grade A offices over 10 floors.
- › Plus active ground floors.
- › Designed to be occupied as an HQ Building or to subdivide floor by floor.
- › High prominence with excellent visibility.
- › No. 1 Unity Square could also, in part or whole, suit hotel occupiers.

Exemplary Design



"Unity Square will be designed to exacting sustainable standards. Each building will meet current environmental requirements being capable of meeting the potential demands of the future."

Green Credentials

Orientation / High Levels of Insulation / Naturally Ventilated

Rain Water Collection / Low Flush Fixtures & Fittings

Tram / Train / Bus

Green Roofs / FSC / Air Tight

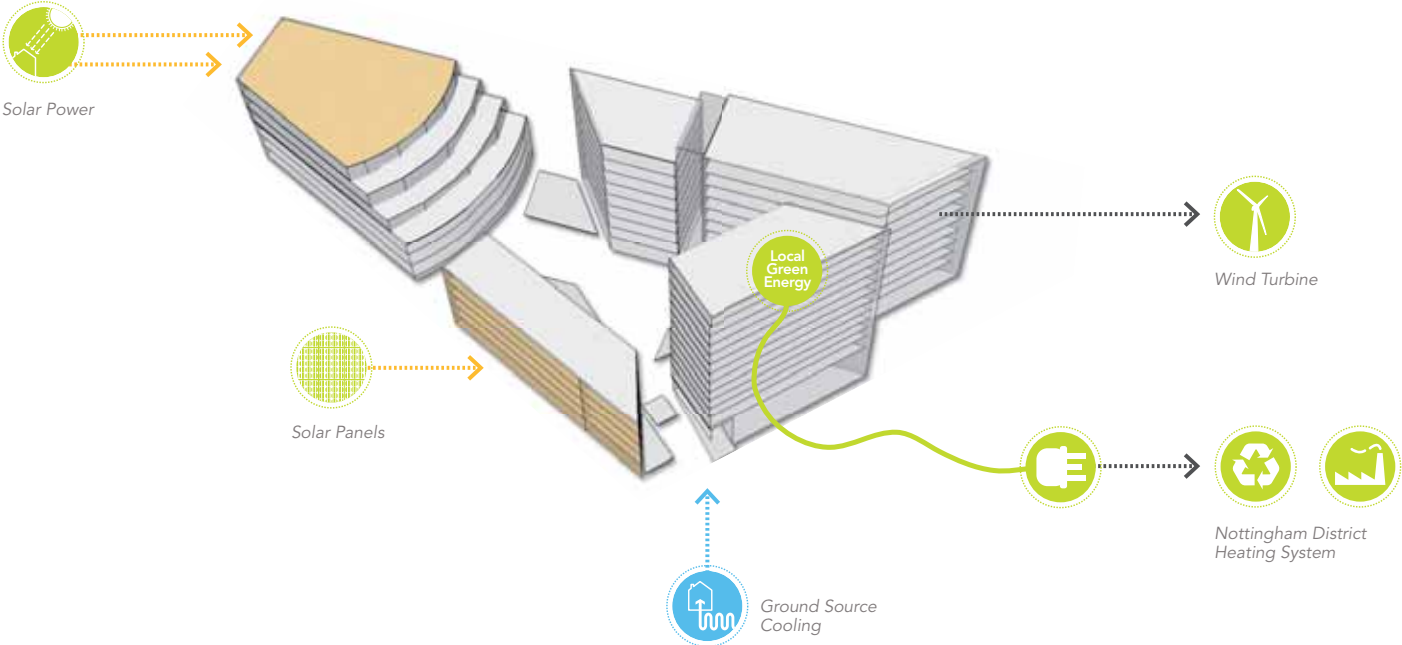
Efficient Appliances / User

- All office buildings at Unity Square will be BREEAM Excellent.

The design may also feature a range of renewable energy systems and future adaptability for changing technologies:

 - > Connection to Nottingham's district heating system.
 - > Solar water heating.
 - > Potential for PV's.
 - > Potential for ground source cooling.
 - > Green roofs.
- In particularly the development will incorporate the following:

 - > Solar control through building orientation.
 - > Thermally efficient fabric.
 - > Low water use appliances and rain water collection.
 - > High level of user control and efficient appliances.
 - > Excellent transport links.
 - > Cycling hub.





"From first thing in the morning to last thing at night Unity Square is the place in Nottingham to work, socialise and enjoy."

A Day at Unity Square



15:00

- › Break which turned into informal meeting.
- › Grab some coffees from vending area.
- › Take meeting on the 4th floor terrace while the sun is shining.



13:00

- › Off to the Westfield to buy a birthday present. Good to have all these shops on your doorstep.
- › Pick up sandwich from Unity Square foodstore.



17:00

- › Drop off dry cleaning.
- › Meet friends in the pub around the corner for well earned beer.
- › Catch late afternoon sun on the terrace.



18:20

- › Just a short walk to the station to catch the 6.28 train home.



7:30

- › Tram to work.
- › Short walk to gym for spinning class.
- › Grabbed a smoothie en-route to office from Juice Bar.



9:00

- › Quick sprint across the Square.
- › Dropped off bag and coat before hot desking to check emails.
- › Views across city impressive.



10:30

- › New local 'Green Business' launch in the hotel conference centre across the Square.
- › Grab a latte from the coffee bar on way back to the office.



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