

# The Proposal

2

Nine buildings – 3 phases of construction to be developed over several years.

### Each building:

- 3,000sqm - 4,500sqm
- 3-4 storeys of mixed use accommodation
- High-grade laboratory and office space
- Under-croft car parking sufficient for the whole site

The first phase of development is likely to include a shared use “MediCity” building, as a possible sister project to BioCity.

The proposed buildings will be within an open space and park network which provides landscaped access to the River Leen and an opportunity to create a footpath / cycle link through the site adjacent to the River.

The proposed Nottingham Express Transit (NET) Line 2 will bisect the site and the MediPark would be served by the proposed Queens Medical Centre NET stop.

Site infrastructure, proposed public spaces and the buildings are designed to create an exemplar scheme exhibiting the highest specification and sustainability principles. The development will ensure a low maintenance and energy efficient approach with over 10% of total energy consumption generated through on site renewable sources.



# What Next

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The partners will continue to work together in delivering the Nottingham MediPark and transform the vision into a reality. Nottingham Regeneration Limited and Blueprint are working together to lead work on planning, land acquisitions / business relocations and funding. This includes working with Nottingham University Hospital Trust to ensure that the QMC car parking area which lies within the site is replaced.

### Nottingham Regeneration Limited

NRL was set up as a public-private partnership in 1998 and works to improve the local economy and support Nottingham as a thriving European city. It helps to create balanced communities with more housing and enhanced retail, leisure and business opportunities.

[www.nottinghamregeneration.ltd.uk](http://www.nottinghamregeneration.ltd.uk)

### Blueprint

Blueprint is a joint venture between East Midlands Development Agency, the Homes and Communities Agency and Aviva Investors' igloo Regeneration Fund. Blueprint's role is to deliver innovative property-led regeneration in the East Midlands.

[www.blueprintregeneration.com/aboutus](http://www.blueprintregeneration.com/aboutus)

MediPark is supported by a number of partners listed below



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# Nottingham MediPark



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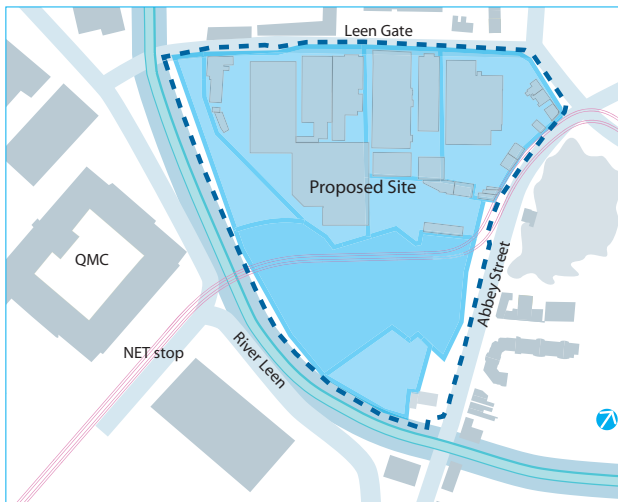
# Background

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In 2005 Nottingham was designated as one of six UK Science Cities. This recognised Nottingham's strengths in terms of scientific and medical research at the University of Nottingham and Nottingham Trent University. It also reflects the existing range of science-based industries, ranging from highly innovative small and medium-sized businesses to corporate giants such as Alliance Boots, Reckitt Benckiser and Rolls Royce.

Nottingham is presently developing a variety of Science Parks. In 2006, it was recognised that to build on the medical and clinical research strengths of Nottingham University Hospitals NHS Trust and the University of Nottingham Medical School there was a requirement for specialist business accommodation located adjacent to the QMC. Feasibility work has confirmed the potential requirement for a specialist science park – a "MediPark".

This location, adjoining the QMC, provides a unique opportunity to develop a 3.7 hectare site and offers a highly competitive focus for inward investment healthcare projects through its immediate proximity to a major university and teaching hospital.



# Timescale

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The Nottingham MediPark vision will take some years to complete as the site contains a variety of existing properties, businesses and uses. Due consideration and time will be allowed for relocation of businesses, however, a phased approach to the MediPark will allow for early development opportunities.

Progress has been made on establishing the level and nature of demand. A feasibility study has been completed to establish the viability of the development and the costs associated with acquiring and developing the proposal. The submission of an outline planning application in April / May 2009 is the next stage of the scheme.

The Nottingham MediPark will provide an ideal location for the development of a clinical research and medical devices cluster and offer a unique opportunity to develop a highly competitive location to attract new investment into the City, providing high quality knowledge economy jobs.

