

An opportunity to become involved in the redevelopment of one of Derby's most iconic landmark sites



Plans are now being prepared to provide commercial and residential opportunities, including the following intended uses:

- **Offices/ Serviced Offices**
- **Residential**
- **Medical/ Care Accommodation**
- **Hotel/ Leisure**
- **Serviced Apartments**

Nightingale House is a very well known site, located between Westfield Derby, and the Railway Station on the eastern side of the City Centre. Specifically, the site sits between two of Derby's most significant, active regeneration zones – the Nightingale Quarter and Castleward Urban Village. The Nightingale Quarter involves the transformation of the former Derbyshire Royal Infirmary Hospital, which sits directly opposite Nightingale House. A 16 acre mixed-use opportunity, the first phase will see a new Morrison's food store, planned to open late 2013 with a mixture of new build corporate offices and up to 350 houses/apartments. Adjacent to the Nightingale Quarter is London Road Community Hospital – this is a Primary Healthcare Facility offering a range of clinical services from a facility of circa 200k sq ft.

The Castleward Urban Village is located at the rear of Nightingale House and straddles an area running from the inner ring road at Traffic Street, through to Derby Railway Station. The area extends to around 34 acres and Compendium Living (a joint venture between Lovells and Riverside Housing) have been selected as Preferred Developer to lead on the creation of a substantial new 2,500 home neighbourhood.

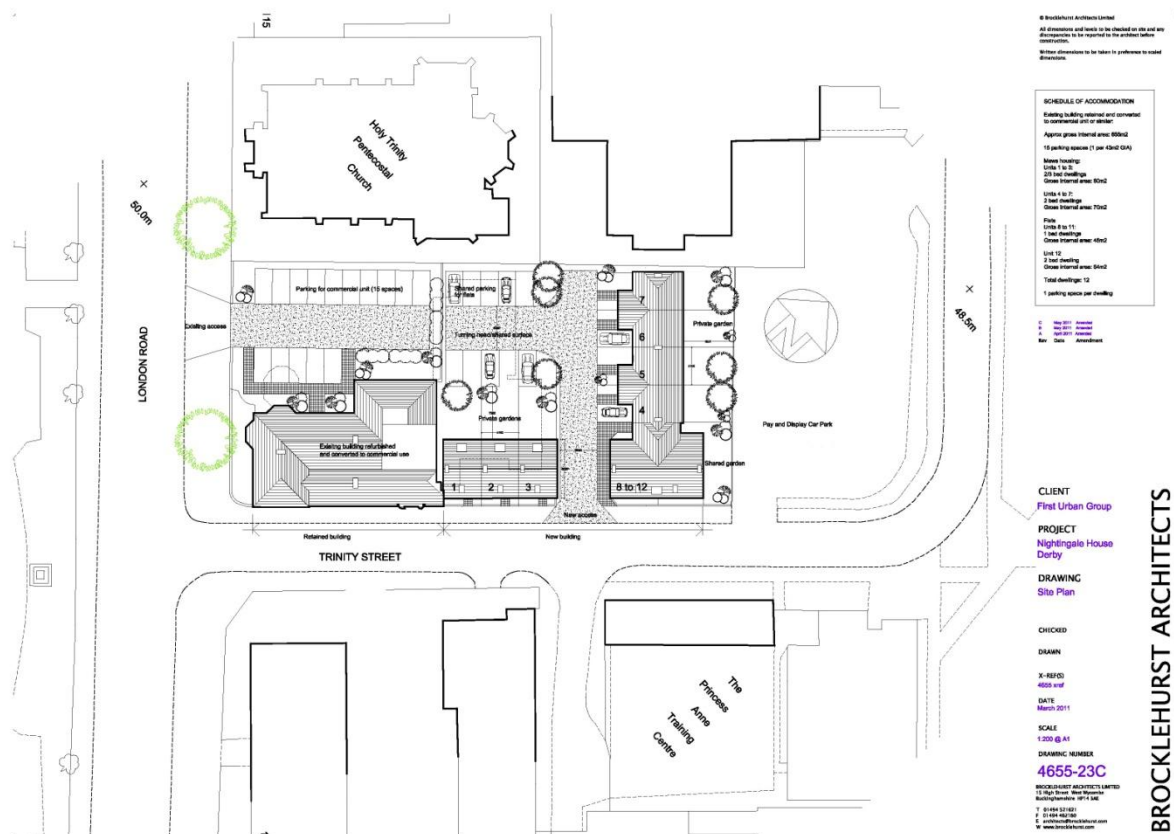
The centrepiece of the Urban Village is a newly constructed Boulevard linking the City Centre with the Railway Station. The proposed Boulevard is situated within very, very close proximity to the Nightingale House site. The Castleward Urban Village project is expected to span a 10/15 year period. The plans for the first phase are due to be granted approval during the early part of 2012.

Both these development underline the potential of the location and badge locality around Nightingale House as very much a **happening** location!

Nightingale House has recently been purchased by First Urban Group – a highly experienced and well regarded property development company who are excited at the potential of delivering a high quality new development on this side of Derby City Centre.

Enquiries are now invited from occupiers/operators active in the areas of those uses highlighted earlier.

All size of requirements can be discussed at this stage – the following plan is illustrative only but shows retention of part of Nightingale House with the rest of the site developed as a new build.



To discuss any requirement you have please contact either Russell Rigby or Ben Wisher.

Russell Rigby
 Tel: 01332 203377
 Mob: 07894 641316
 Email: russellrigby@rigbyandco.com

Ben Wisher
 Tel: 01332 203377
 Mob: 07813 938759
 Email: benwisher@rigbyandco.com

