



core²⁷
SHERWOOD PARK

EAST MIDLANDS' GREENEST BUSINESS PARK

NOTTINGHAM | J27 M1 | NG15 0DR





IRRESISTIBLE OPPORTUNITY UNDENIABLE VALUE

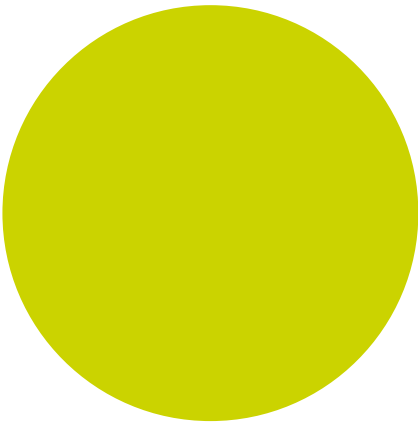
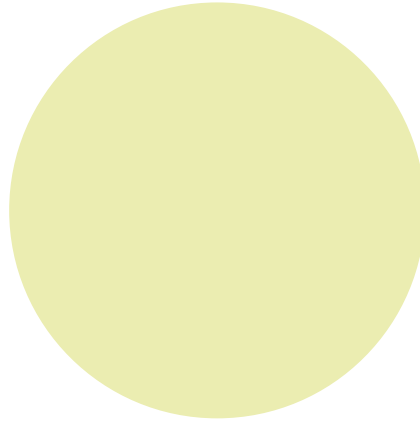
Set within an attractive landscaped environment, Core 27 is Sherwood Park's most competitively priced flexible office and workspace development. The scheme enjoys the only BREEAM 'Excellent' environmental rating in the East Midlands.

Occupiers of Core 27 will enjoy a variety of amenities including a coffee bar, sandwich shop and a fitness suite.

Occupiers will also benefit from the facilities of Sherwood Park's hotel and restaurant as well as the Icon Business and Conference Centre.

Sherwood Park is situated on Junction 27 of the M1 Motorway. The buildings at Core 27 are available now to buy or rent from 566 sq m (6,091 sq ft) to 2,075 sq m (22,235 sq ft).





SAVING THE PLANET WITHOUT COSTING THE EARTH

Core 27 provides flexible accommodation to suit a wide range of occupiers from international headquarters to local branch offices, which can include research and development.

The Building Research Establishment (BRE), which champions excellence and innovation in the built environment on completion, awarded Core 27 its highest level of certification – the only site in the East Midlands to be awarded the status of BREEAM 'Excellent'.

Buildings are assessed in areas of performance – management, energy use, health and well being, pollution, transport, land use, ecology, materials and water. The BRE Environmental Assessment Method is the UK's most widely used means of reviewing and improving the environmental performance of buildings.

The benefit to occupiers means reduced building running costs as well as helping fulfil a company's corporate responsibility.

Design and sustainability features include:

- **Reduced Carbon Emissions**
Designed to ensure minimum carbon emissions, Mechanical and Electrical installations and insulation have been incorporated to ensure the lowest output possible.
- **Reduced Energy and Running Costs**
With its leading edge technology on waste and insulation, our tenants will notice a significant reduction in running costs. Insulation, water, recycling and energy systems are in place to reduce waste and keep bills as low as possible.
- **Built With Consideration to the Environment**
Designed and built with consideration to the natural and built environment, following the latest Government initiatives. It is officially one of the greenest sites in the East Midlands with its waste management systems, the use of native trees and plants in the landscaping and the creation of covered cycle bays, walkways and lakes on the campus.









AN OUTSTANDING PLACE TO DO BUSINESS

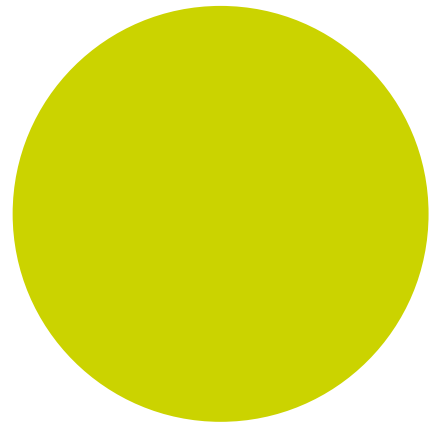
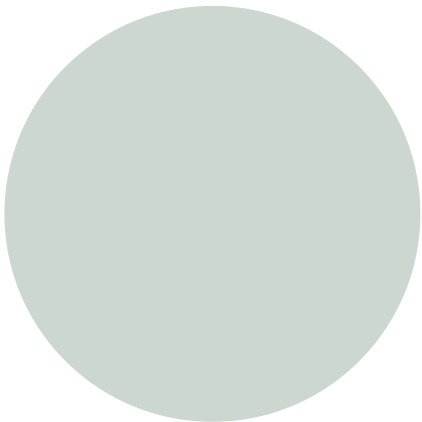
Sherwood Park provides a picturesque setting in a central UK location, with excellent transportation links and a large, skilled local labour pool within easy commutable distances.

It employs almost 6,500 people and accommodates an excellent mix of over 2 million sq ft of office buildings and industrial / warehouse accommodation.

Occupiers already enjoying this outstanding place to do business include:

- Babcock Group
- Johnson / Diversey
- L'Oreal
- Nottinghamshire County Council
- Pendragon
- ProLog
- E-On
- Rolls Royce
- Zeppelin Systems





SHERWOOD PARK THERE'S A LOT ON OFFER

The award winning 92 bedroom hotel and restaurant is set in attractive landscaping, providing a contemporary bar and restaurant along with a relaxing lounge area for coffee and to catch up with colleagues. The hotel sits adjacent to the Icon Business Centre where conferences, more formal meetings and business lunches can be held.

Within Core 27's Piazza Building there will be a sandwich shop and a coffee bar. In addition the Piazza will also include a fitness suite specifically for the use of Core 27 occupiers.

The Park's location enables occupiers to access a large skilled labour force in the local area. Around 1 million people live within a 12 mile radius of the Park and commuting conurbations include Mansfield (6 miles), Nottingham (11 miles) and Derby (20 miles) approximately.





THE REGION THE FACTS

Sherwood Park is located at junction 27 of the M1 just 13 miles from East Midlands Airport. The airport offers regular flights to over 50 European destinations and is currently the second largest cargo airport in the UK by carrying capacity.

COMMUNICATIONS

Air

East Midlands	13 miles
Birmingham	55 miles
London Heathrow	130 miles

Road

Nottingham	12 miles
Leicester	40 miles
Birmingham	56 miles

Rail

Birmingham New St.	80 mins
London Euston	104 mins
Leeds	120 mins
Manchester Piccadilly	138 mins

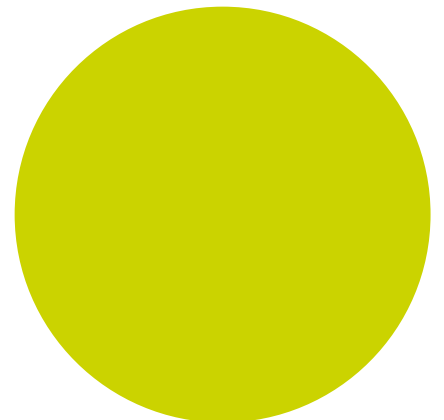
London	130 miles
Leeds	62 miles
Manchester	60 miles



DEMOGRAPHICS

Approximately 3.1 million people live within a 45 minute drive of Sherwood Park providing a workforce of approximately 1.4 million.

The area has an excellent record of work attendance, a tradition of flexible shift working and wage rates 16% less than the national average.



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