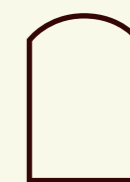


FORGED FROM THE PAST

**THE GLASSWORKS**

SHAPED FOR THE FUTURE



*Welcome to*  
**THE GLASSWORKS**

Discover this collection of 27 high specification loft style apartments, expertly curated within a stunning Victorian factory restoration in the heart of Nottingham.

Ideally located just minutes from the vibrant City Centre, apartments at The Glassworks have been exquisitely designed with the modern professional in mind, presenting the perfect combination of style, character and convenience.

FORGED FROM  
THE PAST.  
BUILT FOR  
THE FUTURE.

## WHY NOTTINGHAM

Located in the heart of England, Nottingham is home to the largest business centre in the East Midlands and is brimming with history, culture and entertainment.

Named a top UK city for young adults, Nottingham also hosts two universities and a fantastic transport network both in and out of the city, with most UK key cities easily accessible.

Nottingham's city centre is relatively compact, with all attractions and amenities within close proximity, including one of the largest public spaces in the UK, Old Market Square, which acts as a central hub for Nottingham's vibrant social, entertainment and leisure scene as well as being a main transport hub and event space.



*Nottingham's Exchange Arcade — one of many shopping areas within Nottingham city centre*





*Nottingham boasts the most Green Flag awarded parks in the UK outside of London*

# REGENERATION

Undergoing a huge £250 million regeneration scheme, 'The Southern Gateway', Nottingham's Southside area of the city, is set to form an 'extension' of the city centre, introducing a new major retail complex, a new library as well as circa 75,000 sq. ft of public space within a few minutes' walk of The Glassworks.

With just over £2bn worth of regeneration projects across Nottingham as a whole, there is plenty more to come for the city including a 'City Hub' college campus and approximately 850,000 sq.ft of new Grade A office space across 4 key areas, improving on the city's already thriving offering for residents.





## CULTURE AND ENTERTAINMENT

A popular choice for young people and professionals for its lively and diverse cultural and entertainment scene, Nottingham boasts an impressive array of nightclubs, bars and pubs - including the UK's oldest: Ye Olde Trip to Jerusalem.

The city truly comes alive after dark with venues such as PRYZM, Popworld and Ocean Nightclub catering to all tastes. City favourite, Stealth, has twice been voted one of the best nightclubs in the world by DJ Magazine for its multi-level dancefloor and diverse range of music. Its central location has seen the club become a firm favourite with students and residents alike.

For those wanting something more casual, bars such as Pitcher and Piano, The Bierkeller and The Alchemist offer a range of quirky cocktails and craft beers.



*The city's vibrant nightlife and entertainment scene attracts people from all over the East Midlands.*





## *The Sunday Times* **‘BEST CITY TO LIVE’**

The ever-evolving city landscape, abundance of leisure and entertainment activities and thriving nightlife has earned Nottingham the title of one of the best cities to live in by The Sunday Times, drawing plenty of demand from the property market.

In the heart of the city centre, The Exchange, Victoria shopping centre and Nottingham’s historic lace market are easily accessible, offering an abundance of retail stores, bars and restaurants for residents to enjoy. With an eclectic mix of both high-street and upmarket brands and independent retailers and eateries, there is truly something for everyone in Nottingham.





# NOTTINGHAM BY NUMBERS

*Property in Nottingham offers a fantastic opportunity for investment.*

## +10.7%

Increase in property prices from June 2021 - June 2022, the best in the UK.

## #1

Nottingham was voted one of the best cities to live in by The Sunday Times.

## +13%

Growth in annual rental yields in Nottingham from March 2021 - March 2022

## £250m

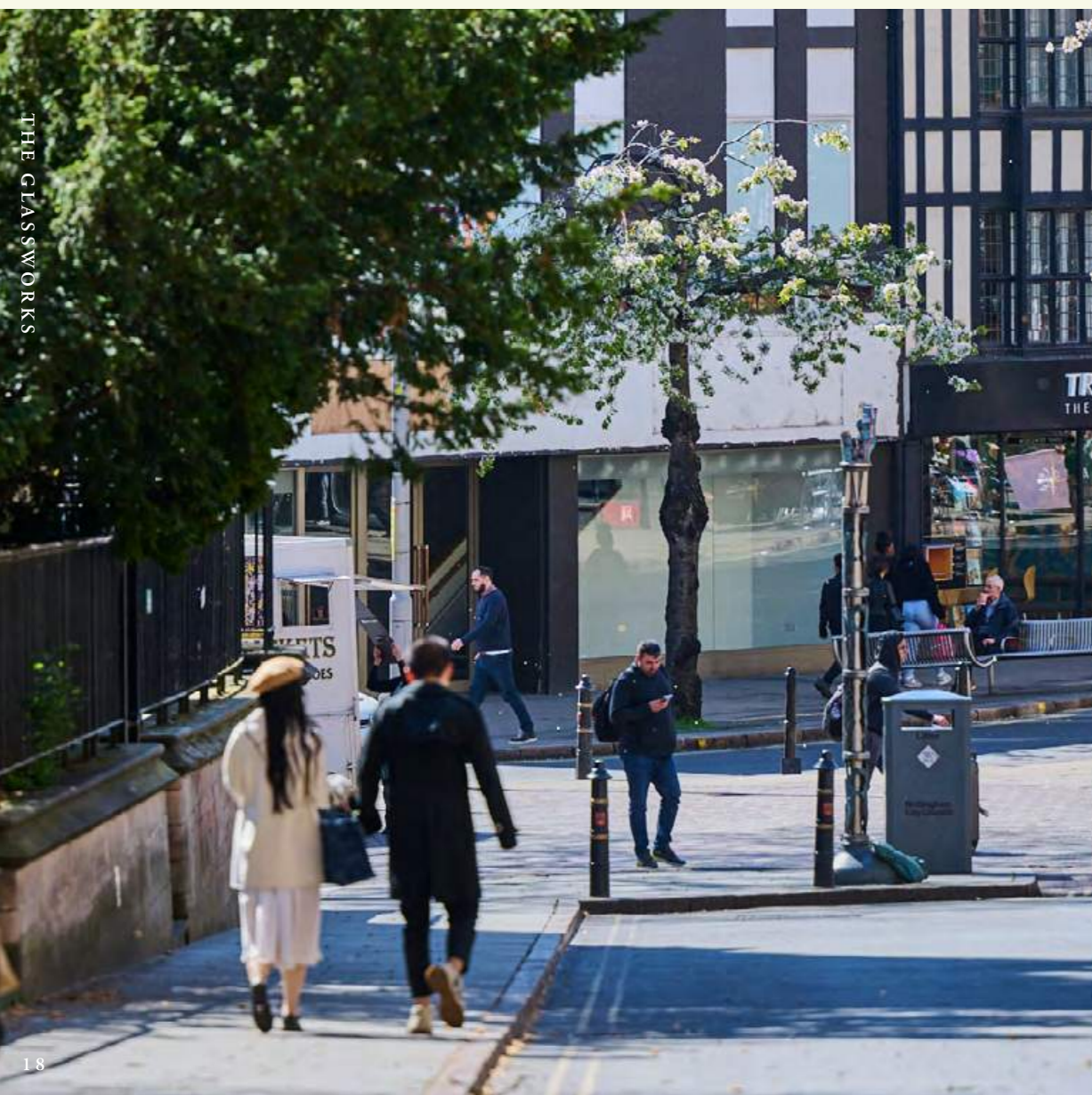
The Glassworks is located within the major Southside redevelopment scheme.

## 2.5 mi

There are two major universities within a short commute of The Glassworks

## 65,000

University students within Nottingham, generating a huge rental market particularly for areas close to the city centre





Nottingham

INTERCITY

BIRMINGHAM ROYAL BALLET  
If only we could talk...  
GRAHAM NORTON  
KATIE MELUA  
LOVE & MONEY  
THE NEW ALBUM  
OUT NOW

*Nottingham offers exceptional transport connections in and out of the city, plus direct trains to London in just 96 minutes.*

*Steeped in culture and history,  
Nottingham Castle and the  
historic Lace Market are just  
two attractions drawing in over  
700,000 visitors each year*

NOTTINGHAM  
CASTLE



# TRAVEL

## Walk

- NOTTINGHAM TRAIN STATION  
5 MINUTES
- OLD MARKET SQUARE  
15 MINUTES
- THE LACE MARKET  
17 MINUTES
- THE MEADOWS RECREATION GROUND  
17 MINUTES
- VICTORIA SHOPPING CENTRE  
20 MINUTES

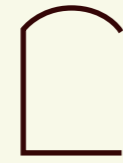
## Drive

- NOTTINGHAM CASTLE  
6 MINUTES
- NOTTINGHAM TRENT UNIVERSITY  
8 MINUTES
- UNIVERSITY OF NOTTINGHAM  
11 MINUTES
- DONCASTER RACECOURSE  
64 MINUTES
- LEEDS  
93 MINUTES

## Train

- EAST MIDLANDS AIRPORT  
11 MINUTES
- LEICESTER  
30 MINUTES
- BIRMINGHAM  
70 MINUTES
- LONDON  
96 MINUTES
- MANCHESTER  
108 MINUTES





## THE GLASSWORKS

### *A sought after location*

The Glassworks is set within a Victorian building originally built as a manufacturing factory circa 1870. It is one of the earliest surviving buildings in Nottingham's Conservation area.

Located south of Nottingham city centre, it forms part of The Southern Gateway regeneration area, lying walking distance to the core city centre, universities and train station.

Retaining original features, the charming apartments at The Glassworks offer stylish, modern living, forged from the past and built for the future.

Designed with the modern professional in mind, each apartment offers spacious open plan living, benefitting from double height industrial style windows, which are retained from the period, to provide bright and airy interiors.



### *Reception*

CGIs for representation only.



*Lounge / Diner*

CGIs for representation only.

Each residence has been designed to an exacting standard, with high specification fixtures and fittings implemented throughout.

For residents who enjoy outdoor space during the summer months, an attractive, private external courtyard provides a tranquil area to relax and rejuvenate after a busy day. Meanwhile an internal cycle storage room provides a secure space for residents who prefer to cycle around Nottingham on their commute or at their leisure.



*Bedroom*

CGIs for representation only.



*Bedroom*

CGIs for representation only.



# FLOORPLANS

## DUPLEX LOWER FLOOR



## DUPLEX UPPER FLOOR



# FLOORPLANS

## STUDIO

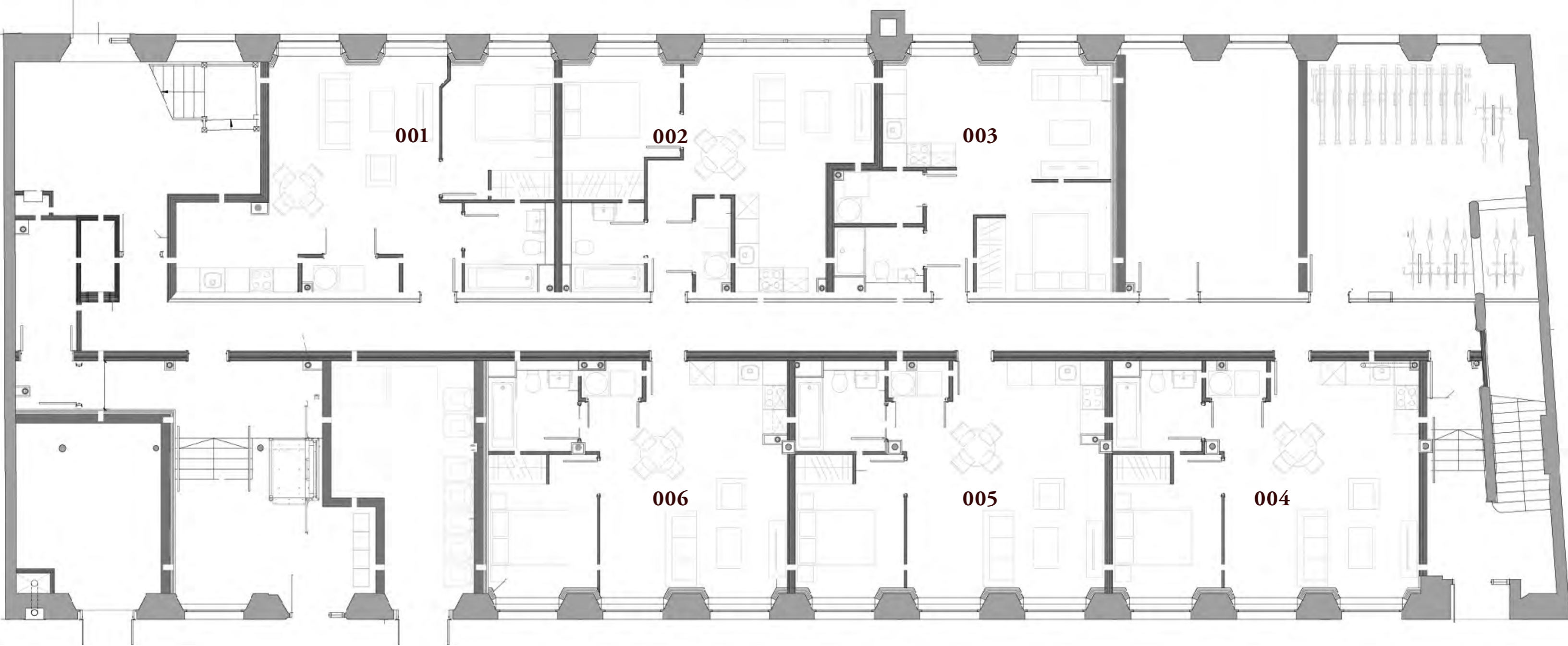


## 1 BED



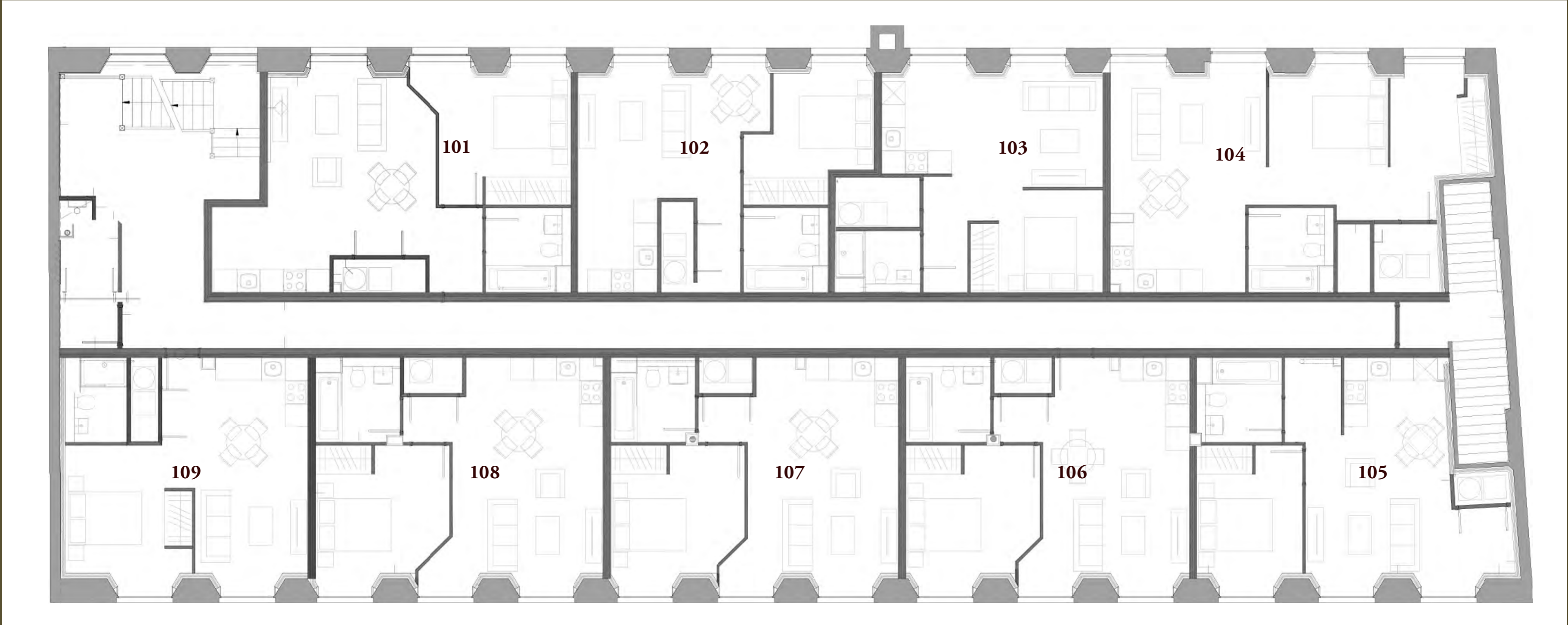
# FLOORPLANS

## LOWER & GROUND FLOOR



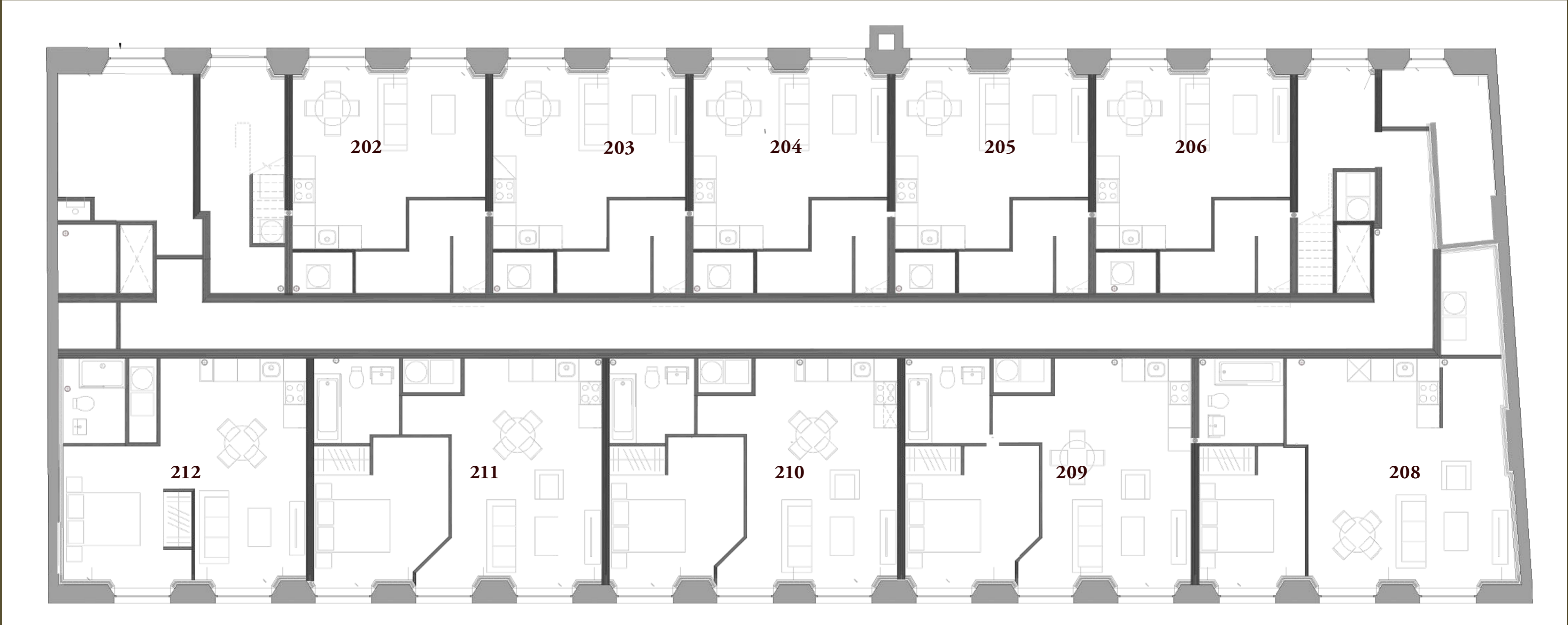
# FLOORPLANS

## FIRST FLOOR



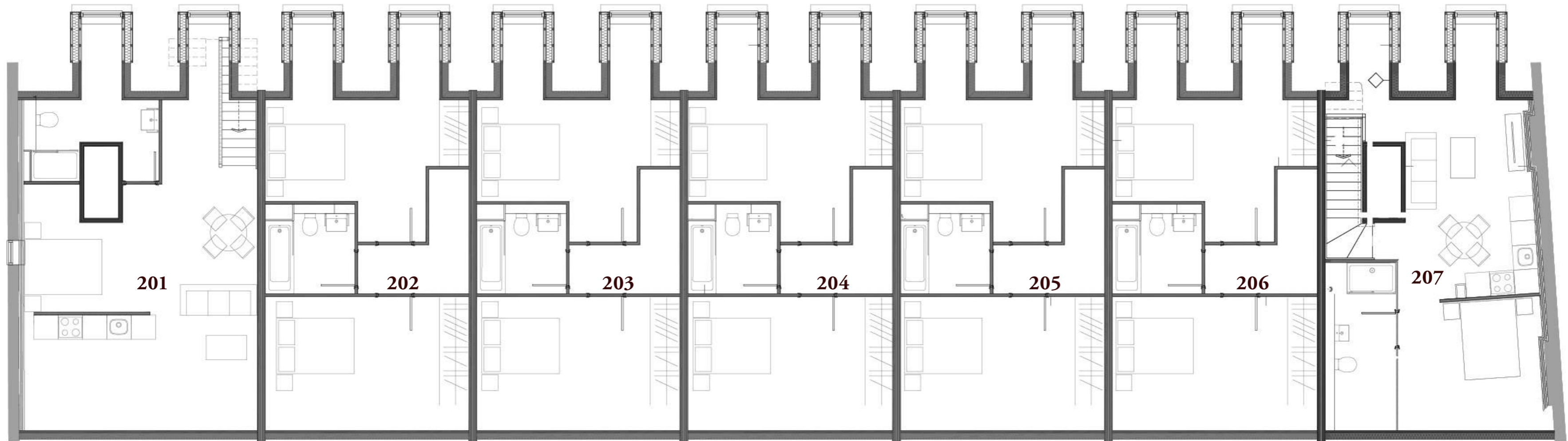
# FLOORPLANS

## SECOND FLOOR



# FLOORPLANS

## THIRD FLOOR





## SPECIFICATIONS

### *Kitchen*

- Bespoke, fully fitted with matt finish cupboards and integrated handles
- Fully integrated Zanussi appliances

### *Bathroom*

- Full height tiling around bath and shower
- Glass shower screen with heated towel rail
- Vanity unit with built-in storage
- Shower fittings with chrome thermostatic controls

### *Flooring*

- Fitted carpets to bedrooms
- High quality, durable LVT flooring throughout

### *Security & Technology:*

- Video door intercom entry system
- Heat recovery ventilation system, providing fresh filtered air throughout
- Heat activated sprinkler in all areas

### *Communal facilities*

- Cycle storage
- Refuse store
- Courtyard style outdoor communal area

### *Warranty*

- 10-year CML compliant warranty provided by ICW

## Why choose THE GLASSWORKS

- Sought after location, close to all city centre amenities
- Unrivalled transport connections - The Glassworks is just 5 minutes' walk from Nottingham train station - the largest in the East Midlands, offering direct journeys to London in under 1hr 45mins, and is primely positioned for further travel with easy access to the M1 and A1
- Located within the Southside regeneration area, The Glassworks will eventually form part of an extended Nottingham city centre, with new retail, leisure and hospitality opportunities and presents incredible potential for future growth
- Stylish apartments retaining original features, sensitively and purposefully redesigned with high specification finished to suit the needs of everyday modern living
- Top 10 area for buy to let investment in the UK 2023 according to MoneyWeek
- Previously named one of the best places to live by The Sunday Times





# SALES & ENQUIRIES

*Get in touch with residential property experts  
Centrick today for more information and to  
enquire about investing in The Glassworks.*

**e: [centrickinvest@centrick.co.uk](mailto:centrickinvest@centrick.co.uk)**

**w: [centrick.co.uk](http://centrick.co.uk)**

**Developer:** Landstar (Nottingham) Limited

**Project Manager:** AJJ Estates | [ajjestates.com](http://ajjestates.com)

**Contractor:** Enrok Construction | [enrok.co.uk](http://enrok.co.uk)

**Architect:** Building Design Group | [bdg.uk.com](http://bdg.uk.com)

**Planning Consultants:** Carney Sweeney | [carneysweeney.co.uk](http://carneysweeney.co.uk)



## ABOUT THE DEVELOPER

With over 15 years industry experience in land acquisition, design, planning and constructing new homes across the Midlands, the developer has delivered a range of spaces including listed building conversions, new homes and commercial spaces to sites across Worcestershire and Gloucestershire.

