

# Newly refurbished contemporary workspace.

The place to thrive.



**EastWest**



# A landmark reimagined



**EastWest presents 175,860 sq ft. of contemporary, open-plan office space. The best Nottingham has to offer.**

Located in the heart of the city, it's designed for life/work balance and built for teams to thrive. With remodelled communal spaces, a new on-site café, superfast connection and spaces to collaborate, catch up or unwind.

We believe in developing better and smarter. That's why we've reimagined this space. By prioritising its refurbishment, we're reducing our impact on the planet. This evolution will be ongoing, as we continue to design forward-thinking ways to enhance the workspace.

We have two first-class suites available immediately, and more on the way. All with bespoke leases to suit your business needs.

If you're navigating your next move, everything points EastWest.



New on-site café entrance, reconnecting the ground level spaces with the street. Double height glazing invites people and natural light to pour in.



Our newly remodelled reception opens out the ground floor. It is welcoming and spacious with relaxed meeting areas and a warmth that sets the tone for the rest of the building. Our on-site Concierge Team go above and beyond to make sure you can focus on what matters; your people and your business. They are the beating heart of our community.

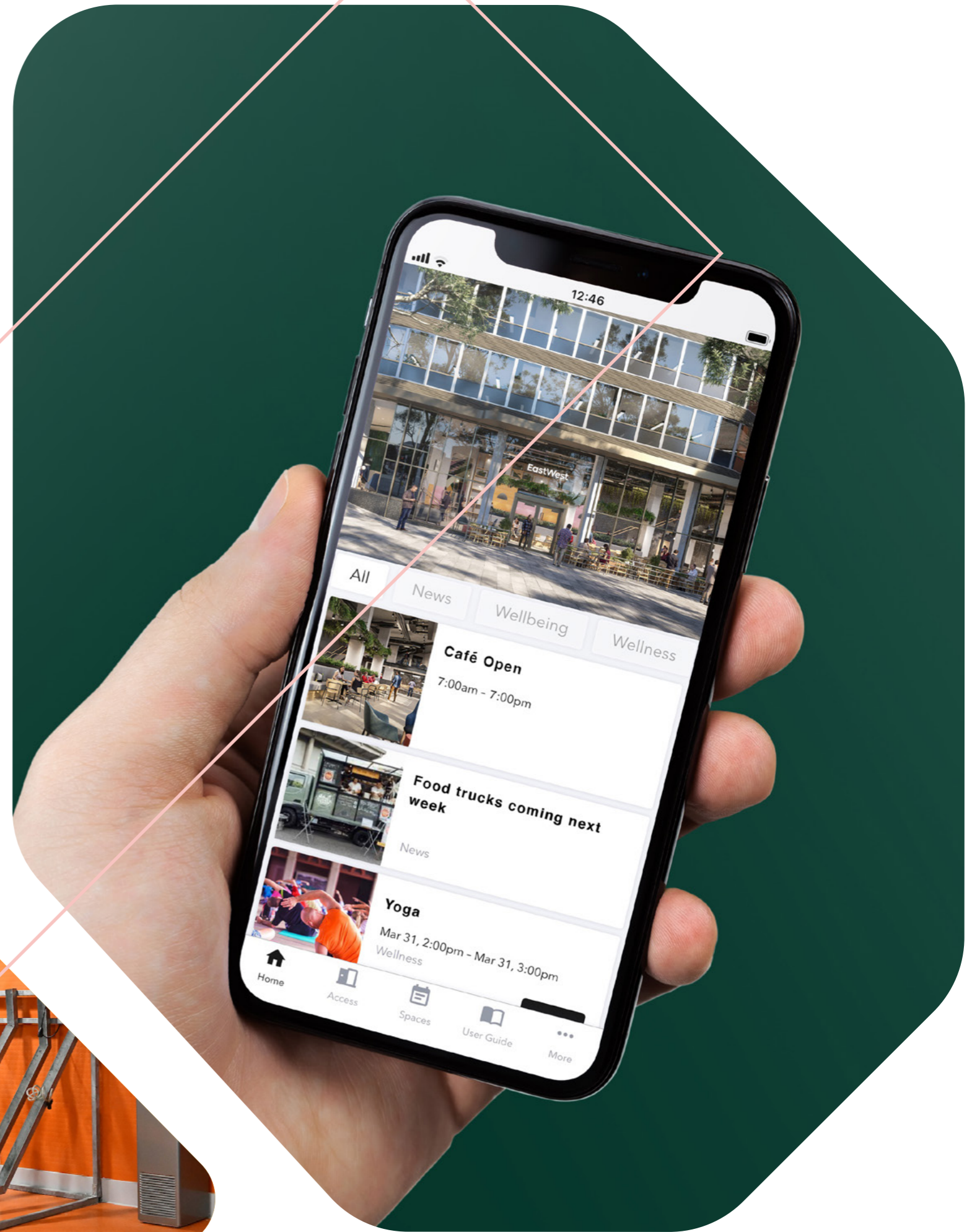
# LIFE at EastWest

## Unlock your building

Our LIFE app joins the dots between work and life. Helping you, our staff and local businesses connect.

We want EastWest to feel like home, a place to nurture neighbourly bonds. LIFE drives our programme of events and classes for everyone, to discover hidden brilliance, improve their wellness or simply reach out to next door.

Open the app to design your day, check the latest Café deals or attend one of our curated events. All to help you build a high-performing and happier workforce, that can thrive together.





Floor 3 workspace

# Building better



Our floorplates are the biggest in the city, but our footprints aren't. It takes an estimated 60 years for a standard building to recapture all the carbon emitted during the build. We're defined by our choices. And we're dedicated to keeping ours responsible.

By refurbishing and not building from new, we are reducing our use of raw materials and embodied carbon. We are upgrading old equipment to improve efficiency and reduce consumption. We painstakingly obsess over these details. All without compromising on quality, specification or your experience.

We've set-up this space to give your business the tools to play its part in a more sustainable future, while we continue to optimise the green credentials of the building.



New On-site Café



Male & Female Showers



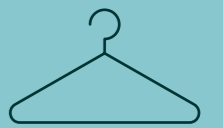
New Cycle Racks



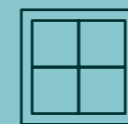
On-site Concierge



Changing Rooms (with hairdryers, straighteners & towels)



Drying Room



New Secondary Glazing



Secure Car Parking

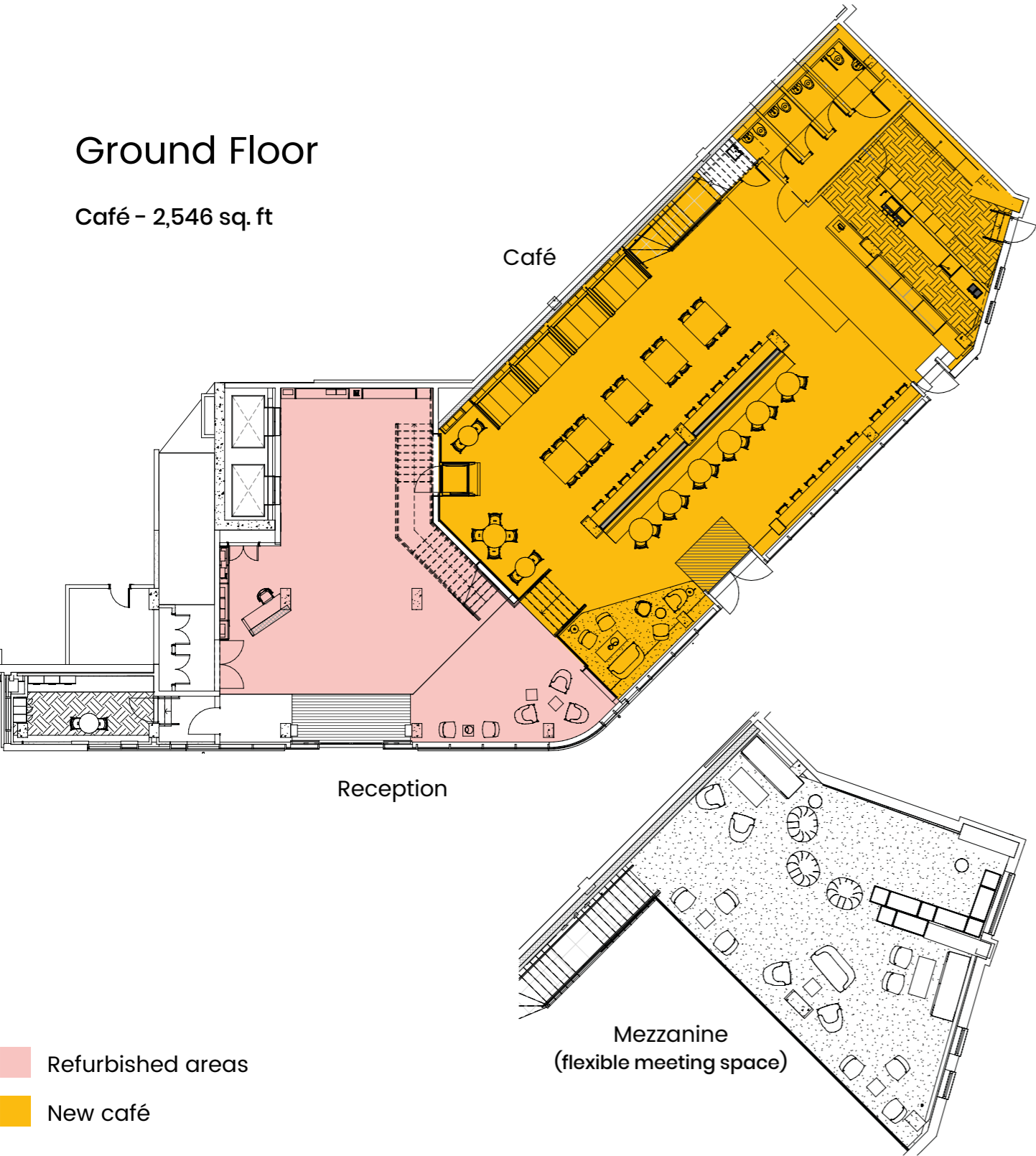


Building App and LIFE Team

# East House new café

Ground Floor

Café - 2,546 sq. ft

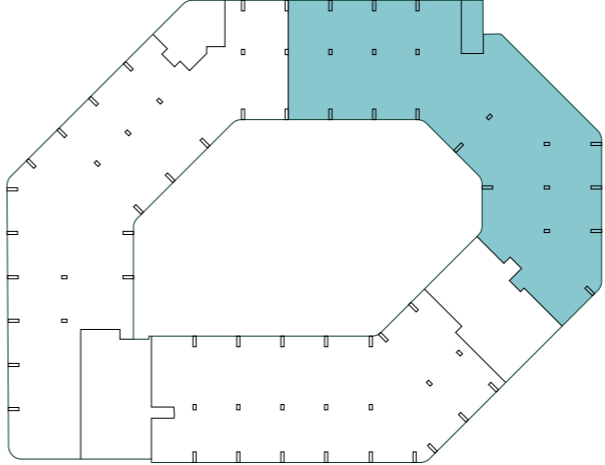
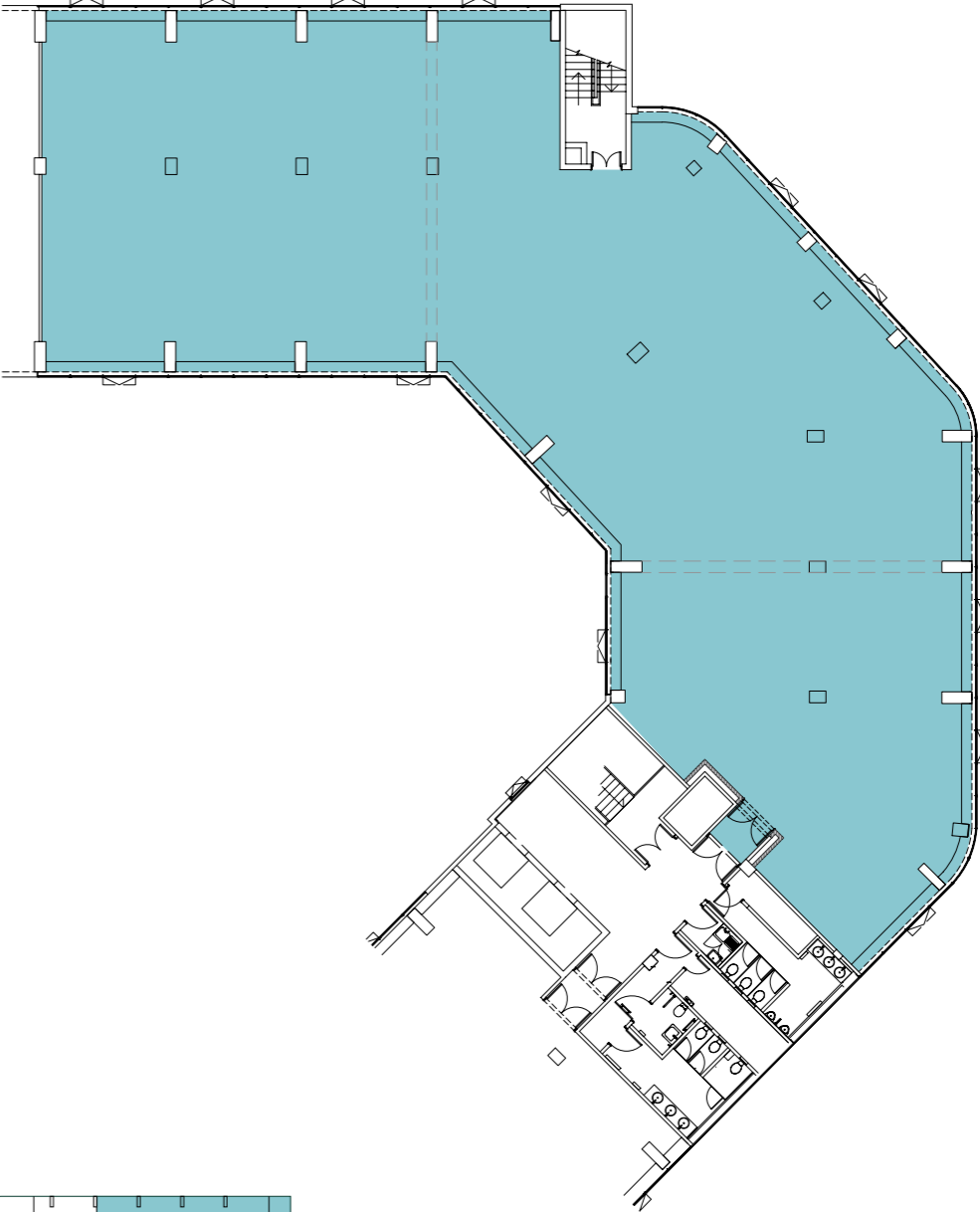


Our vibrant café offers mixed seating for working and unwinding. Connected to the mezzanine, it has additional space for taking calls or simply enjoying a quiet moment.



# 3rd Floor

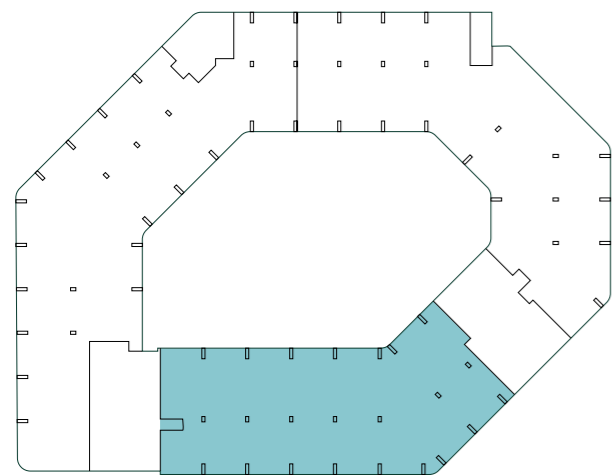
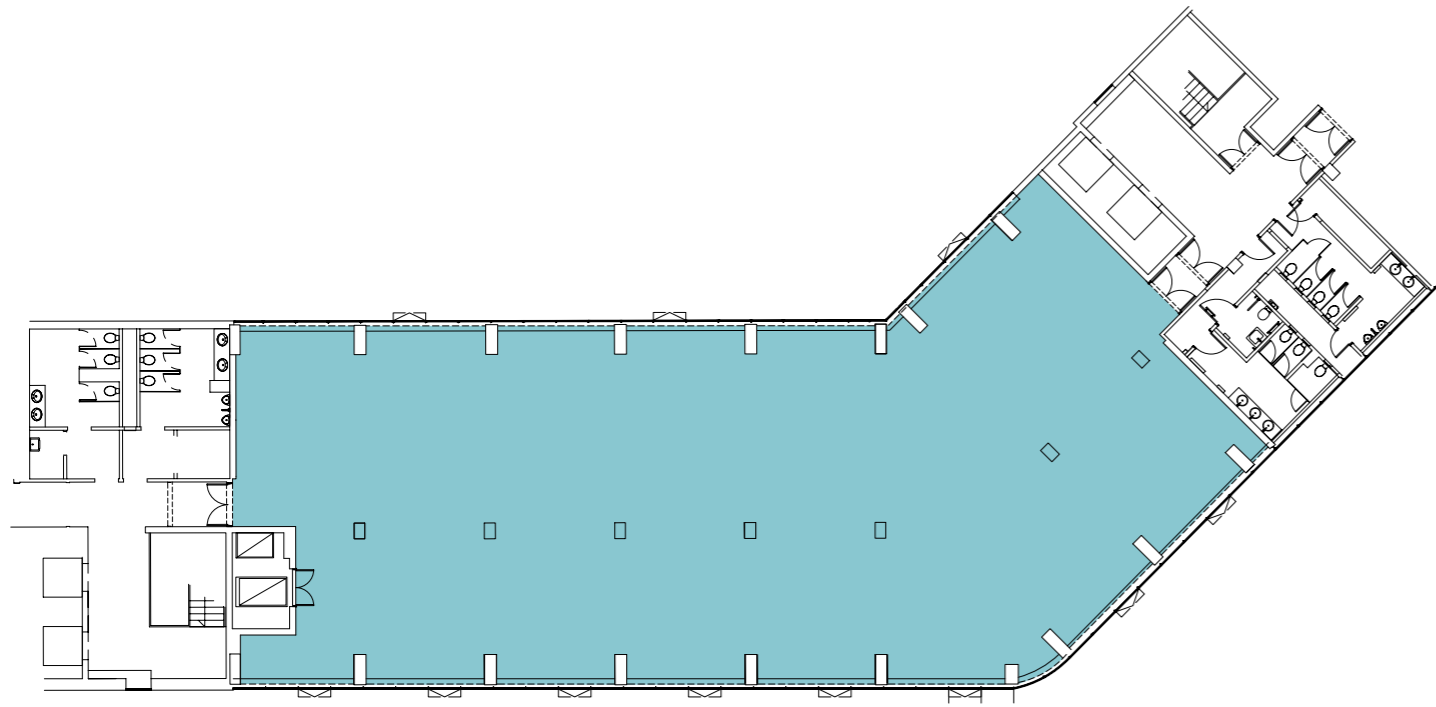
# 6,570 sq. ft



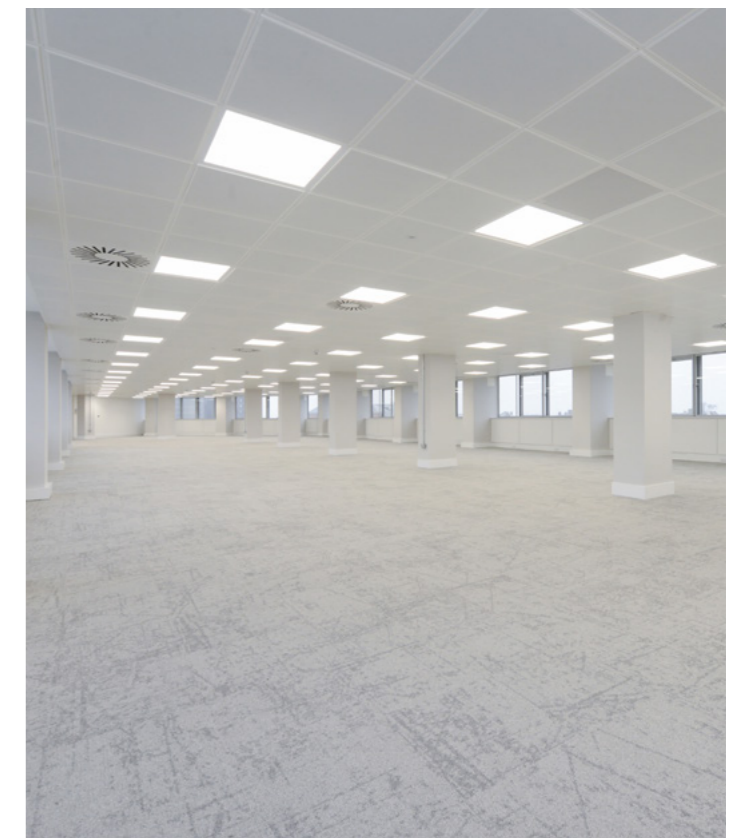
- 6,570 sq. ft of available space
- Renovated office space
- Renovated communal space

# 7th Floor

# 5,300 sq. ft



- 5,300 sq. ft of available space
- Renovated office space
- Renovated communal space



# The place to thrive



**Modern life needs modern space. The way we work has changed. Rigid spaces and traditional working days are no longer. A new work order is in full effect.**

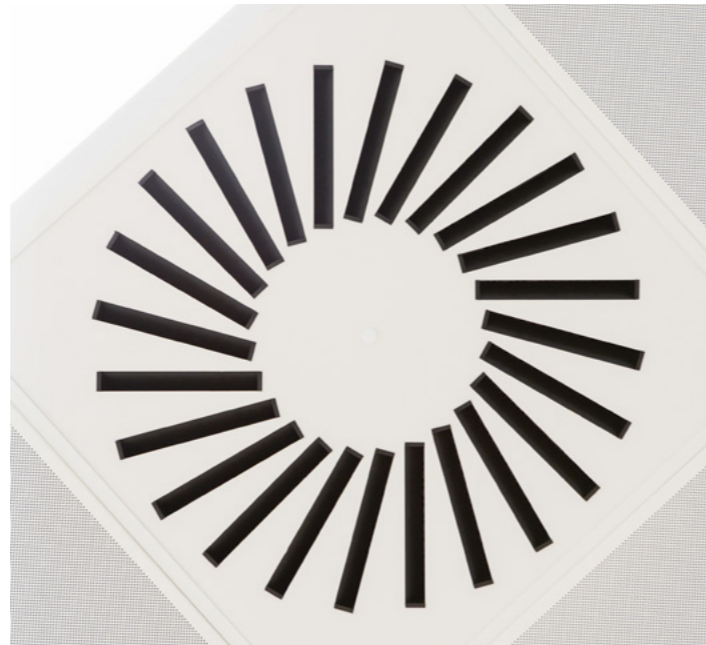
Giving our teams the freedom to work more fluidly helps them to pursue their potential. But our true strength comes from working together. That's why the driving focus of this redesign has been to create spaces ideal for people to come together. Open-plan offices, break-out spaces and a café environment. All to inspire collaboration, to be a playground for those special moments where new thoughts collide.

You'll be in fine company. EastWest is home to Scape, Arup and Nottingham Trent University to name a few.



## Specification

- New VRF heating and cooling to an open plan ratio and 1 person per 8 sq. m. density.
- Mechanical fresh air ventilation, 1 person per 8m for fresh air.
- New secondary glazing.
- New LED Lighting with PIR Movement Control and Daylight Energy Saving Dimming.
- Electrical smart metering.
- EPC Rating B.
- 2 new 8 person lifts accessible on all floors.
- Feature MF ceiling and linear LED lighting on Floor 3 accommodation.
- Upgraded metal pan suspended ceiling with recessed LED lighting on Floor 7.
- Bespoke joinery perimeters / wall detail.
- Powder-coated metal skirting power and data containment.
- High-quality full height laminate entrance doors with oak veneer edging and modern black ironmongery.
- Refurbished communal lift lobby area and toilets to modern contemporary design.



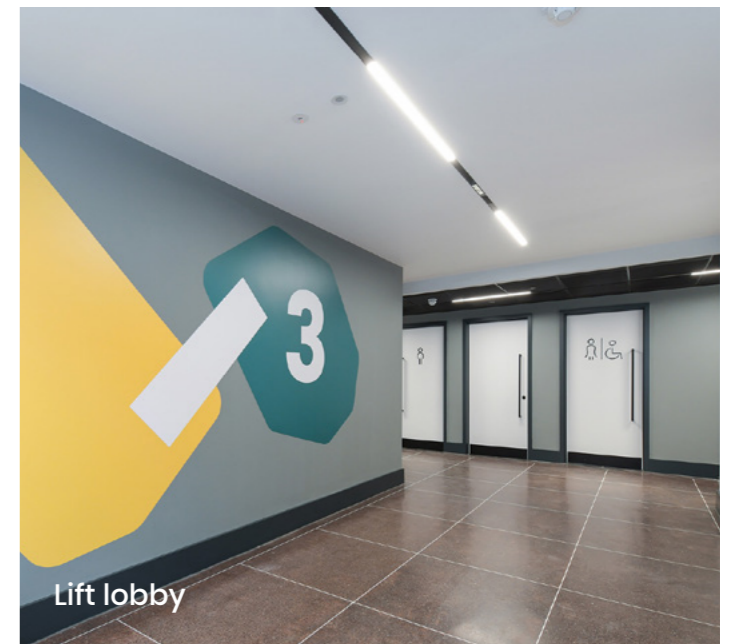
Floor 7 workspace



Floor 3 workspace



Toilets



Lift lobby

# Made to measure



## Flexible leasing

We're all different. Next door's cottage might not be your castle. With the world in a state of flux, one thing is constant. Our commitment to flexible leasing. It means you can focus on doing what you do best. Being agile with costs that work for you means you're always ready to overcome the unknown. Our range of flexible leases are designed to help your business succeed.

## 01. Custom

Bespoke fit-out managed and delivered to your needs.

Keep the focus on what you do best by leaving us to design, specify, source and project manage the fit-out of your space. We have the capability to deliver the perfect customised solution, shaped around you.

## 02. Complete

Aspirational office space. Everything covered.

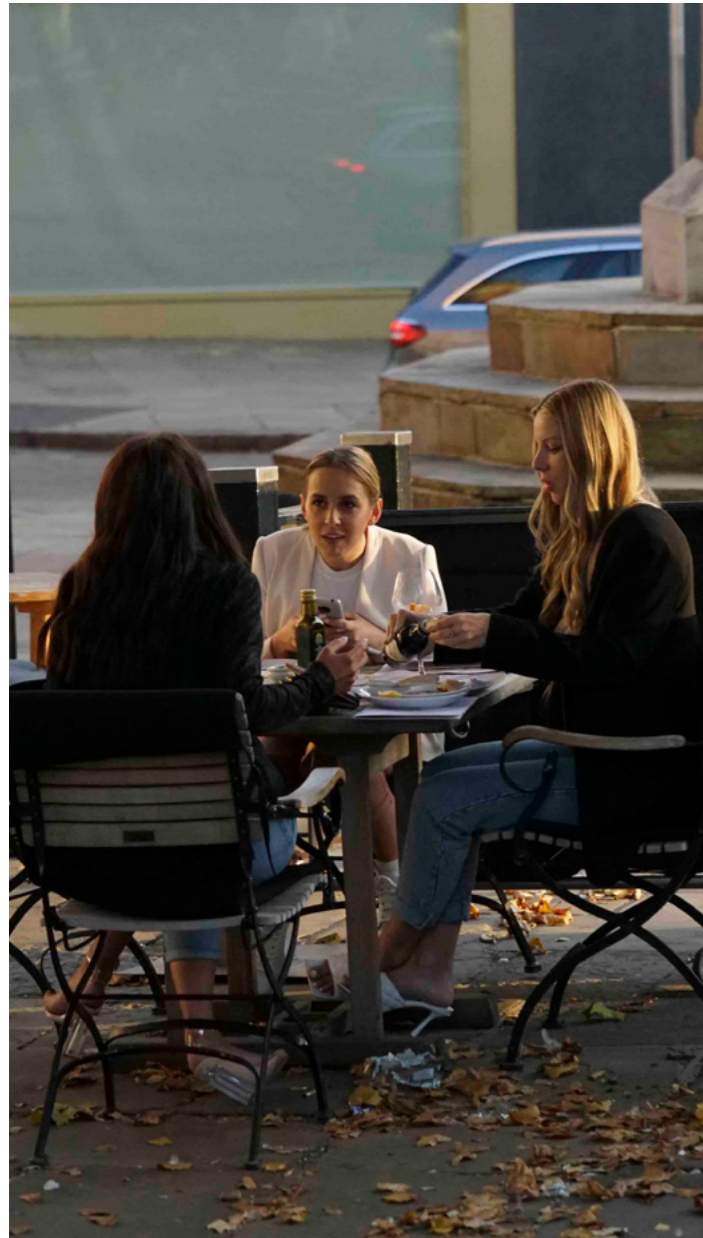
Bringing all your rent and service costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our day-to-day management.

# Enviably coordinates

Perfectly placed in the heart of the city, EastWest boasts first-class connections for employees and clients alike. With secure parking and access to trains, trams and planes.

As a cultural hub for The Midlands, you're always close to a theatre and in earshot of the music scene in Nottingham. Perfect for keeping the team dreaming. We're also surrounded by foodie spots as diverse and vibrant as the people that call this city home.

Not forgetting a talent pool that's wide and deep. With a student population of 70,000 graduating from Nottingham and Trent universities, you're perfectly placed to strengthen your team with tomorrow's leaders.





# In the heart of the city

## Trains

- 14 mins walk – Nottingham Station (0.7 mi)
- 14 mins drive – Beeston Station (4.0 mi)
- 13 mins drive – Netherfield Station (4.0 mi)

## Bus

- 12 mins walk – Coach Station (0.6 mi)

## Tram

- 3 mins walk – Royal Centre Tram Stop (0.2 mi)
- 23 mins walk – Tram Park & Ride (1.1 mi)

## Air

- 27 min drive – East Midlands Airport (14.0 mi)





# Neighbourhood

## Culture

1. Nottingham Playhouse
2. Theatre Royal, Royal Concert Hall
3. Rock City
4. Rescue Rooms

## Health

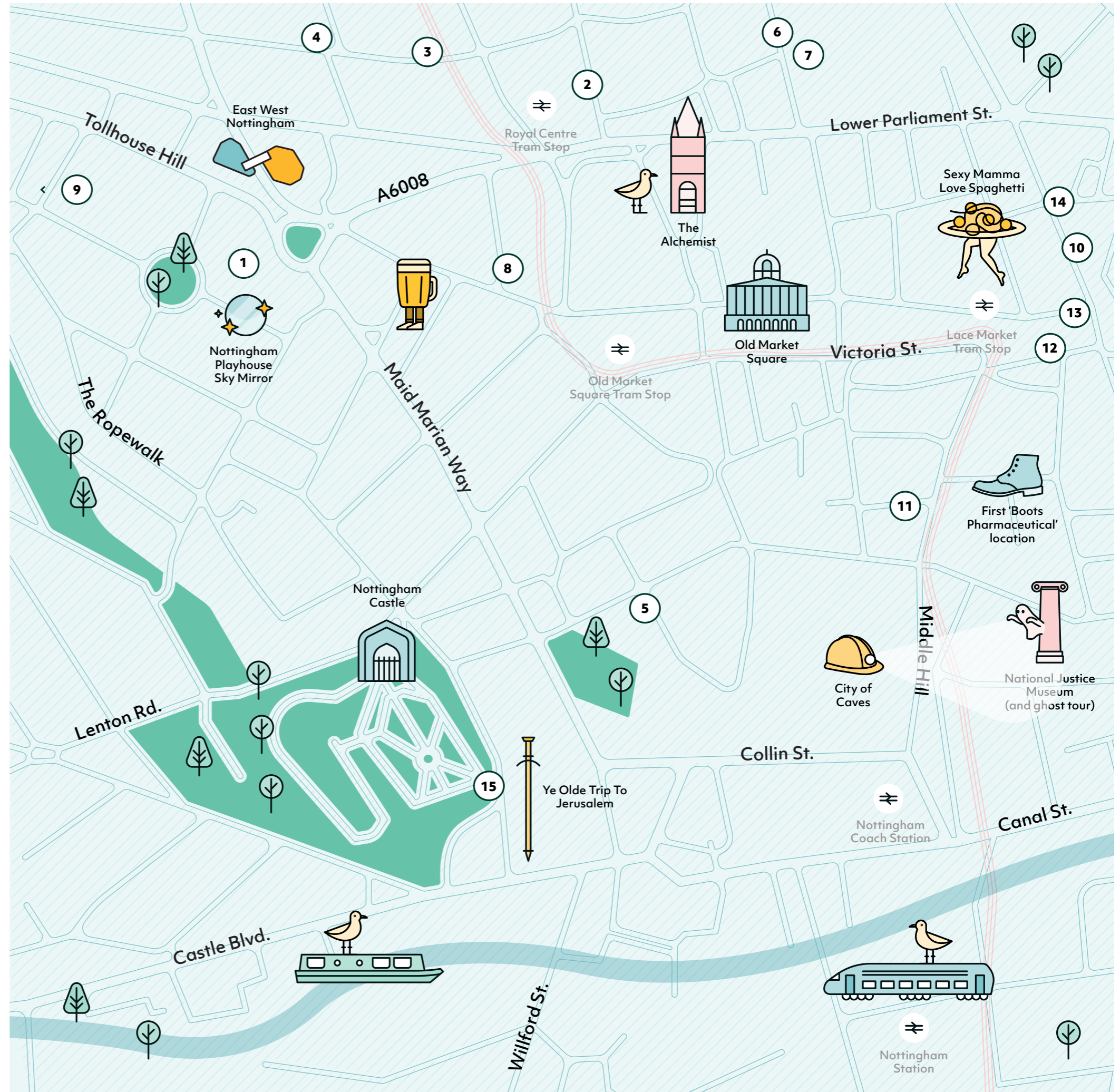
5. Hot Pod Yoga
6. The Gym
7. Living Well Health Club

## Restaurants

8. Kushi-ya
9. Alchemilla
10. Sexy Mamma Loves Spaghetti
11. Baresca

## Bars

12. Hockley Arts Club
13. Boilermaker
14. BrewDog
15. Ye Olde Trip To Jerusalem



# We don't just invest. We are invested.



With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.

**ceg:** [ceg.co.uk](http://ceg.co.uk)

Awards

RICS Awards  
2018  
Winner

BCO  
NATIONAL  
WINNER  
2018  
Awards

OAS  
DEVELOPMENT AWARDS

2018  
Property  
Awards  
Winner

We welcome

**25,000**

visitors to our  
buildings daily

**16 Cafés  
9 Fitness  
Centres**

operated nationally

**£800m**

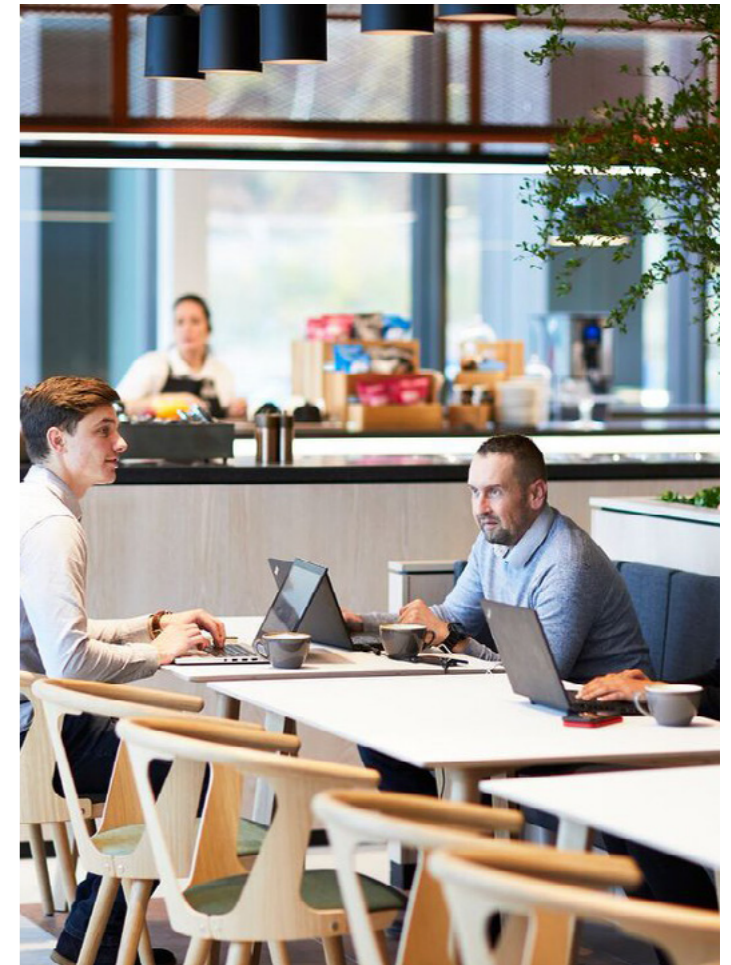
capital value

**9 million**

square feet

**120+**

Current investment  
& development sites





# Contact

If you're interested in calling EastWest home, our Agents can help you pick a flexible lease that works for you.

EastWest  
Tollhouse Hill  
Nottingham, NG1 5FS

PROPERTY MISDESCRIPTION ACT 1991 All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.



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# EastWest

Office Space Redefined  
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