

Nº1 **GREAT** **CENTRAL** **SQUARE**

TO LET

Contemporary Grade A office space
in the heart of Leicester City Centre.

greatcentralsq.co.uk

LE1 4JS

A GREAT VISION





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SQUARE



GREAT INSPIRING PLACES

No.1 Great Central Square is a striking 33,000 sq.ft Grade A office building, forming part of the eclectic and evolving rejuvenation of the Great Central mixed-use scheme.



Great Central Square brings together a thriving mix of offices, two hotels and conversion of the former Great Central Railway Station to deliver leisure, food and beverage uses, in the heart of the city opposite the Highcross shopping centre.



PROVIDING A GREAT WORKING ENVIRONMENT

No.1 Great Central Square offers five floors of Grade A open plan office space. The buildings striking design complements the internal space offering a feature reception with secure car parking.

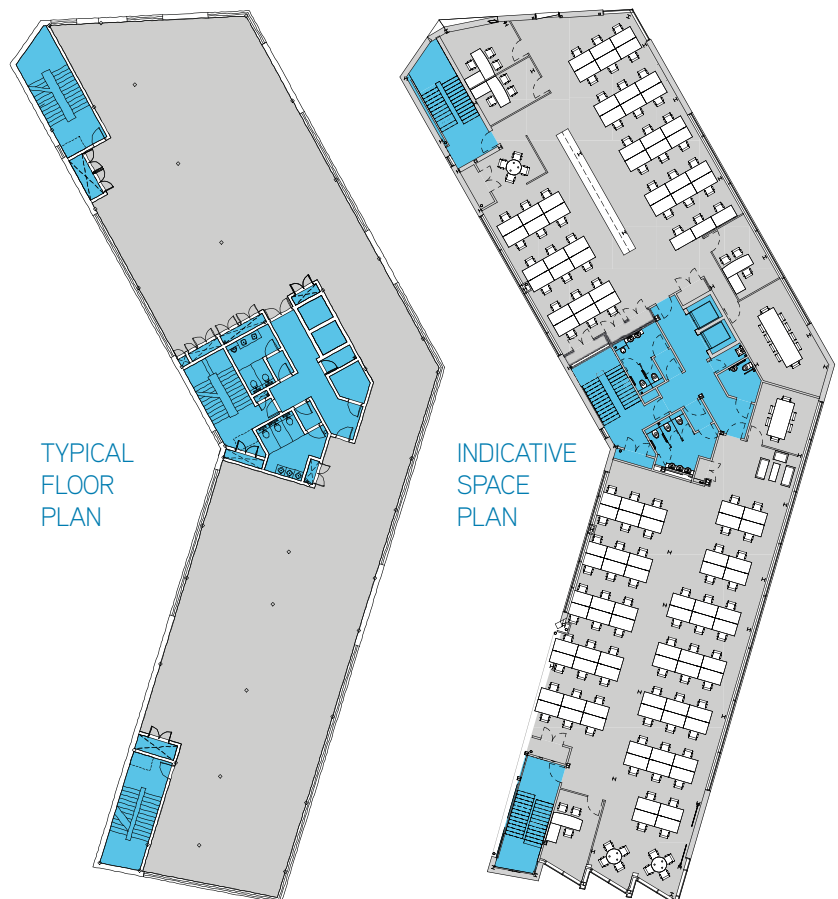
SPECIFICATION

The specification will include:

- Wealth of natural light
- High speed passenger lifts
- VRF air conditioning
- Breeam target 'good'
- Raised access floors
- EPC target 'A'
- LED lighting
- 60 secure parking spaces

ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground	562	6,046
First	587	6,319
Second	668	7,193
Third	659	7,092
Fourth	608	6,542
Total	3,084	33,192







CONVERTED LEICESTER CENTRAL



NINE B RESTAURANT & BAR



LANE 7 BOWLING

EAT, DRINK & GET A GREAT NIGHTS SLEEP



Great Central Square will provide a new boutique bowling venue by Lane 7, a 4* Novotel with stylish bar/ restaurant alongside Adagio aparthotel providing 252 rooms in total, catering for the choice of all business and leisure users.

The conversion of the former Great Central Station will deliver a stunning entertainment location by Lane 7, the home of boutique bowling. This will provide a new exciting venue complementing the wider development.

The development fits around the thriving city centre and offers a new and alternative location for visitors and business users alike.



NOVOTEL
HOTELS & RESORTS





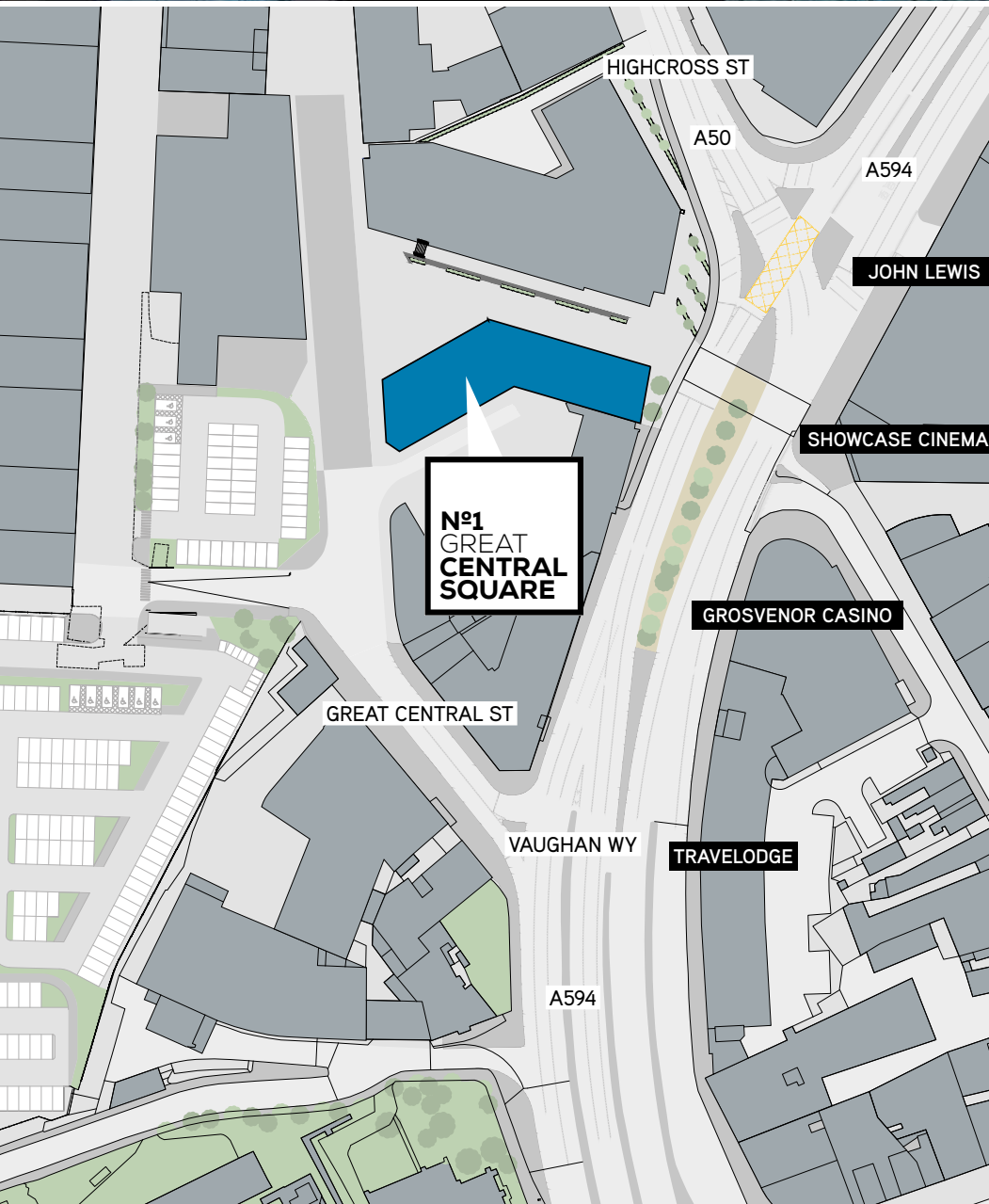
GREAT PLACES GREAT SPACES

At the core of Great Central Square is collaboration. With integrated public realm and external space allowing the mixture of uses to blend effortlessly to create a diverse space for all.

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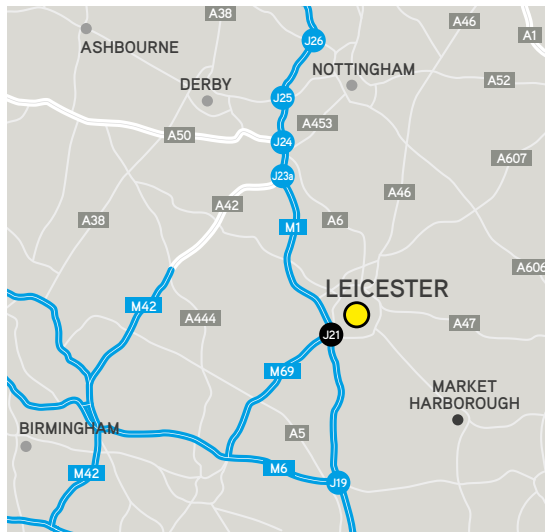
JOHN LEWIS, VAUGHAN WAY



GREAT CONNECTIVITY

LOCATION

The property will occupy one of the most prominent positions in Leicester City centre, fronting Vaughan Way, directly opposite John Lewis and Highcross Shopping Centre.



SAT NAV: LE1 4JS



CONNECTIVITY

Leicester is centrally located in the UK with excellent transport networks.



CAR

Only a 12 minute drive to the M1 Junction 21 delivering instant access to the UK motorway network.

DESTINATION	MILES	TIME
London	107	2hrs 12mins
Derby	32	42mins
Nottingham	28	43mins
Birmingham	46	50mins
Milton Keynes	59	1hr 7mins
Sheffield	70	1hr 20mins



TRAIN

Leicester mainline railway station is less than 1 mile away.

DESTINATION	TIME
London St Pancras	1hr 8mins
Derby	22mins
Nottingham	29mins
Birmingham New Street	50mins



BUS

St Margaret's and the Haymarket bus stations are within 0.5 miles with connectivity to all local bus services and National Express.



AIR

East Midlands Airport & Birmingham International Airport is within easy access via the M1 and M69/M6.

Destination	Miles	Time
East Midlands Airport	19	25mins
Birmingham International Airport	38	40mins

east midlands airport
Nottingham • Leicester • Derby

Birmingham Airport

ONE GREAT CITY

Leicester is regarded as having one of the UK's most vibrant and diverse populations, with the city centre blending a strong mix of retail, leisure, sport, culture and education. All integrated around a continuously growing city living offer.

No.1 Great Central Square has it all on its doorstep. From the leading retail, food and beverage occupiers within Highcross shopping centre, to the cultural scene around St Georges and the arts quarter, anchored by the Curve Theatre, not forgetting The Lanes and the infamous Richard III.

Two Premiership clubs drive the sporting offer in Leicester City Football club and Leicester Tigers, with two principal Universities in the University of Leicester and De Montfort offer strong educational credentials and employees of the future.

LEICESTER CITY FOOTBALL CLUB



DE MONFORT UNIVERSITY



THE CURVE THEATRE





HIGHCROSS SHOPPING CENTRE



KING RICHARD III STATUE



DIWALI CELEBRATIONS



HIGHCROSS SHOPPING CENTRE

IN GREAT COMPANY

LEADING OFFICE OCCUPIERS INCLUDE:



Land
Registry



HastingsDIRECT
Refreshingly straightforward insurance



NEW TALENT:

Leicester City supports two principal universities providing excellent education facilities with a growing graduate population. De Montfort University campus is less than 5 minutes' walk and The University of Leicester within 2 miles.



UNIVERSITY OF
LEICESTER



**DE MONTFORT
UNIVERSITY**
LEICESTER

A CITY OF SPORTING SUCCESS:

Leicester boasts premiership winning football, rugby and basketball clubs with worldwide recognition.



LOCAL LEADING RETAIL OCCUPIERS:

HIGHCROSS
LEICESTER



John Lewis

ALLSAINTS



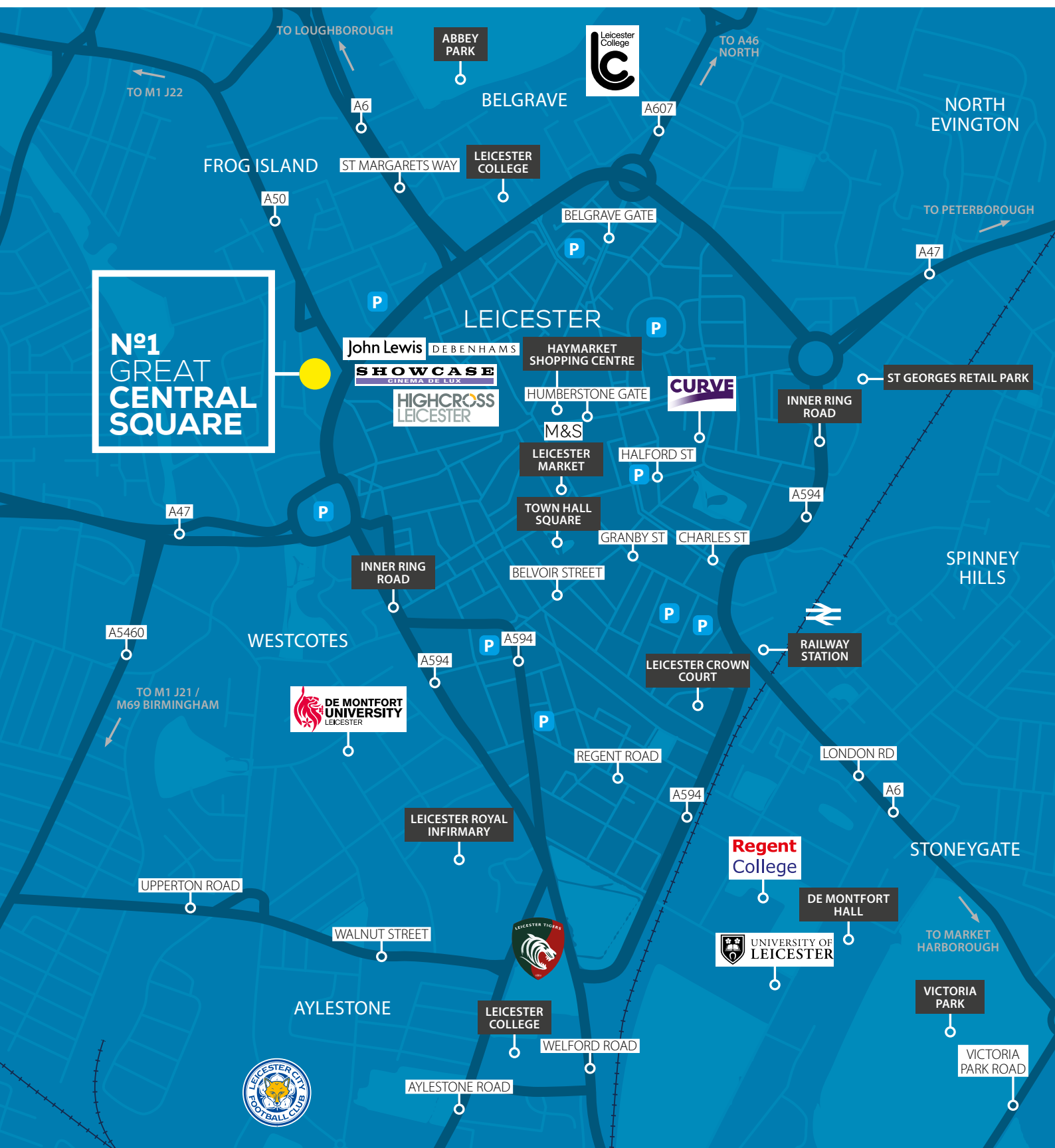
ZARA

Zizzi



wagamama





A GREAT TRACK RECORD

CSB

CHARLES ST
BUILDINGS GROUP

PROPERTY INVESTMENT
& DEVELOPMENT GROUP

Charles Street Buildings are a property developer and investor which has been in operation since the 1950s based in Leicester. It is one of the largest privately-owned property companies in the UK with over 6 million sq.ft. of office, retail, leisure, industrial and warehousing sectors within their portfolio. The majority of their holdings are situated in or around Leicester and they continue to develop, build and retained property.

Charles Street Buildings have a long-term investment policy and seek to develop long-term relationships with our customers.

Charles Street Buildings have been awarded 'East Midlands Property Awards Developer of the Year 2020' and the Great Central Square scheme was highly commended for Construction Project of the Year.

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A GREAT OPPORTUNITY

to be part of this thriving community.





greatcentralsq.co.uk

TERMS

For further information, please contact the joint agents.



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Conditions under which these details are issued:

These particulars are issued on the distinct understanding that all negotiations are conducted through APB/M1. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB/M1 are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB/M1 for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB/M1 has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB/M1 will not be liable in negligence or otherwise for any loss arising from the use of these particulars. June 2021. carve-design.co.uk 14367/9