

101 REGENT ROAD

LEICESTER
LE1 7DA

TO LET / MAY SELL

**33,541 sq ft purpose built
former data centre with
offices in the heart of
Leicester City Centre**

—
Power supply of 1.5 MVA
(Ability to upgrade to 3.8 MVA
subject to interest)



101 REGENT ROAD LEICESTER LE17DA

LOCATION

The building is equidistant between Waterloo Way and De Montfort Street, approximately one mile south of Leicester City Centre. The buildings lie in close proximity to the Midland Mainline Railway Station on London Road and Waterloo Way that forms part of the inner ring road network.

Of significance is a location close to University of Leicester main campus on University Road. The building is located at the edge of the primary office core of Leicester and within the New Walk Conservation area. City Centre retail facilities are only a short walk away via Granby Street.

DESCRIPTION

The former data centre lies adjacent to Regent Road. It's currently presented via ground and first floor datarooms with office space across the second floor providing a clear, open plan floor plate with excellent natural lighting.

There is also plenty of car parking available across the site.

ACCOMMODATION

Accommodation	SQ FT	SQ M
Ground Floor	10,602	985
First floor	11,764	1,093
Second Floor	11,175	1,038
Total	33,541	3,117

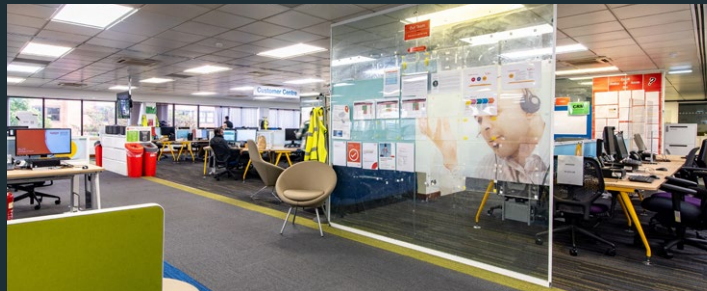
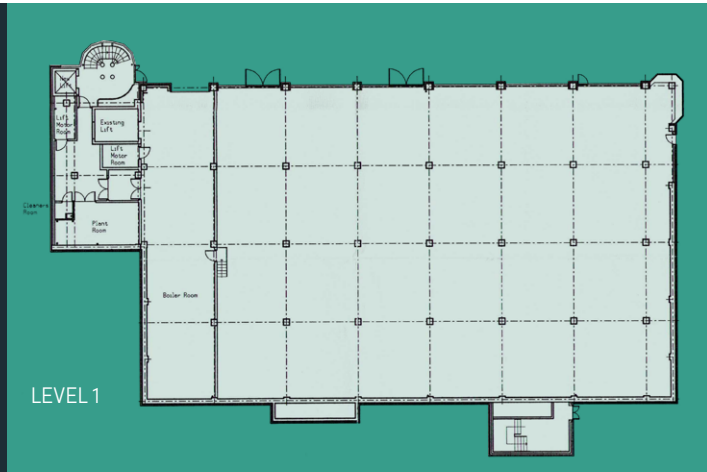
Measurements are quoted on a Net internal basis in accordance with the RICS Property Measurement Second Edition.

SPECIFICATION

The building benefits from the following specification:

- Current power supply of 1.5 MVA (Ability to upgrade to 3.8MVA subject to interest)
- Open plan second floor office space
- Reception area
- Male and female WC's on each floor
- Suspended ceilings
- Parking spaces
- Air conditioning with fully raised floors and 2.75m floor to ceiling height

The landlord to undertake a refurbishment. Floor plans available from the agent.



SERVICES

Mains electricity, drainage, water and gas is connected to the building.

TENURE

Freehold.

RENT

New FRI lease immediately available on terms to be agreed.

EPC

Available on request



VIEWINGS

Please contact either of the joint agents for any additional information. Any viewings are to be strictly by arrangement with the joint agents.

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