

Nº1

GREAT CENTRAL SQUARE

VAUGHAN WAY • LEICESTER • LE1 4NR

BRAND NEW GRADE A
CITY CENTRE OFFICES
WITH SECURE PARKING

TO LET

A development by:

CSB
CHARLES ST
BUILDINGS GROUP
PROPERTY INVESTMENT
& DEVELOPMENT GROUP



ONE OF THE MOST PROMINENT
POSITIONS IN LEICESTER CITY CENTRE

INTRODUCTION

Great Central Square is an outstanding mixed use scheme occupying a prime City centre location.

The proposal is for a collection of newly constructed highly designed buildings providing two hotels, prestigious offices with a stylish conversion of the former Great Central Railway Station.

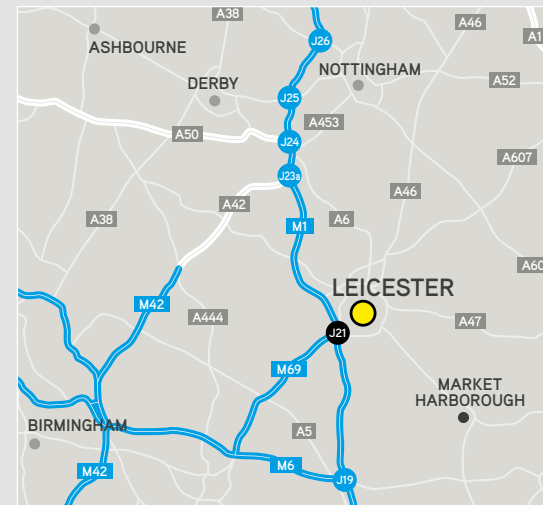
No1. Great Central Square will be a striking new Grade A office building with secure parking.





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.



CONNECTIVITY

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



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



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



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



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

DESCRIPTION

Forming part of a comprehensive City centre office and hotel development, the building will be constructed to an exceptionally high Grade A specification providing an exemplary working environment.

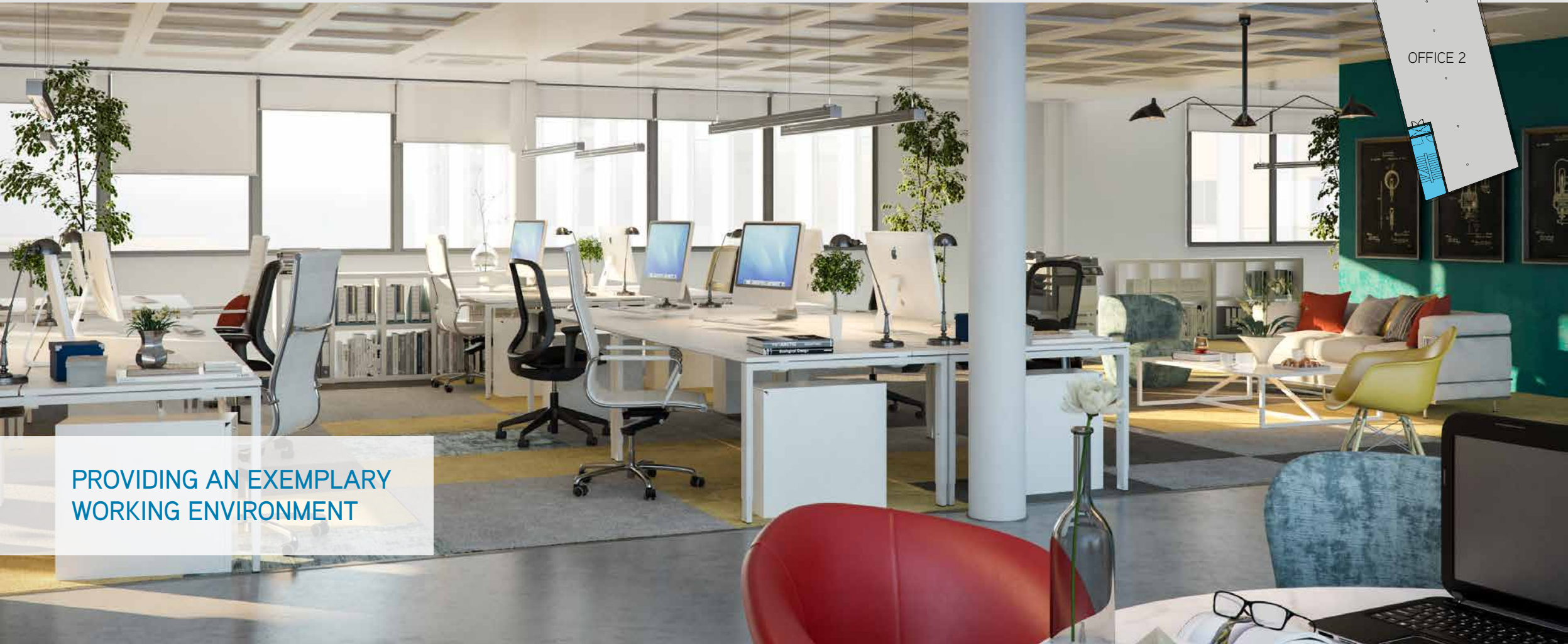
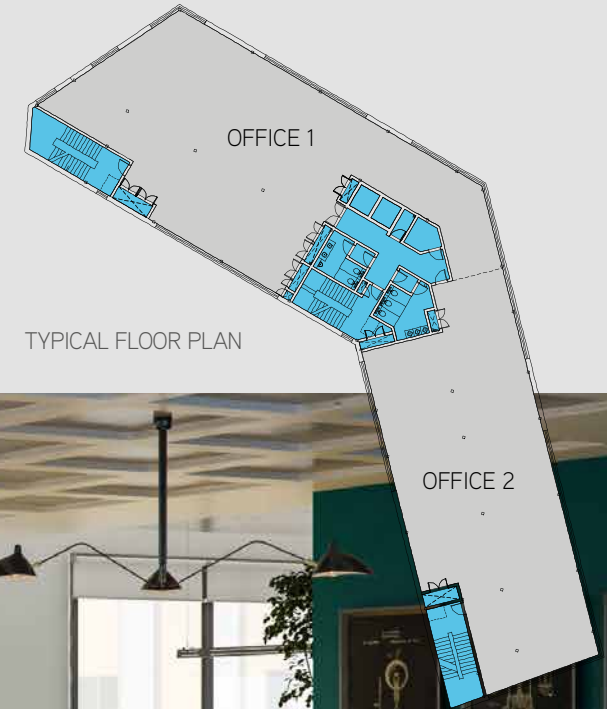
SPECIFICATION

The specification will include:

- Wealth of natural light
- High speed passenger lifts
- VRF air conditioning
- BREEAM minimum - 'Very good'
- Raised access floors
- EPC target - 'A'
- LG7 compliant lighting
- 60 secure parking spaces

ACCOMMODATION

Floors	Sq m	Sq ft
Ground	507	5,467
First	580	6,246
Second	668	7,196
Third	660	7,104
Fourth	626	6,739
Total	3,041	32,752



PROVIDING AN EXEMPLARY WORKING ENVIRONMENT

IN GOOD COMPANY

Leicester is centrally located within the UK and has attracted many leading retail brands and office users. Great Central Square is located directly opposite the Highcross Shopping Centre within the heart of the City and is part of a thriving business and leisure community. Investment continues within the surrounding area including exclusive city centre living developments and the continuously growing population which is contributing to the vibrancy of the City.

Local leading retail occupiers:

HIGHCROSS
LEICESTER



ALLSAINTS

John Lewis **CAFÉ ROUGE**

ZARA *Carluccio's*

next **wagamama**

KAREN MILLEN

Leading office occupiers include:



Land
Registry



Hastings DIRECT
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.



A City of sporting success:

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





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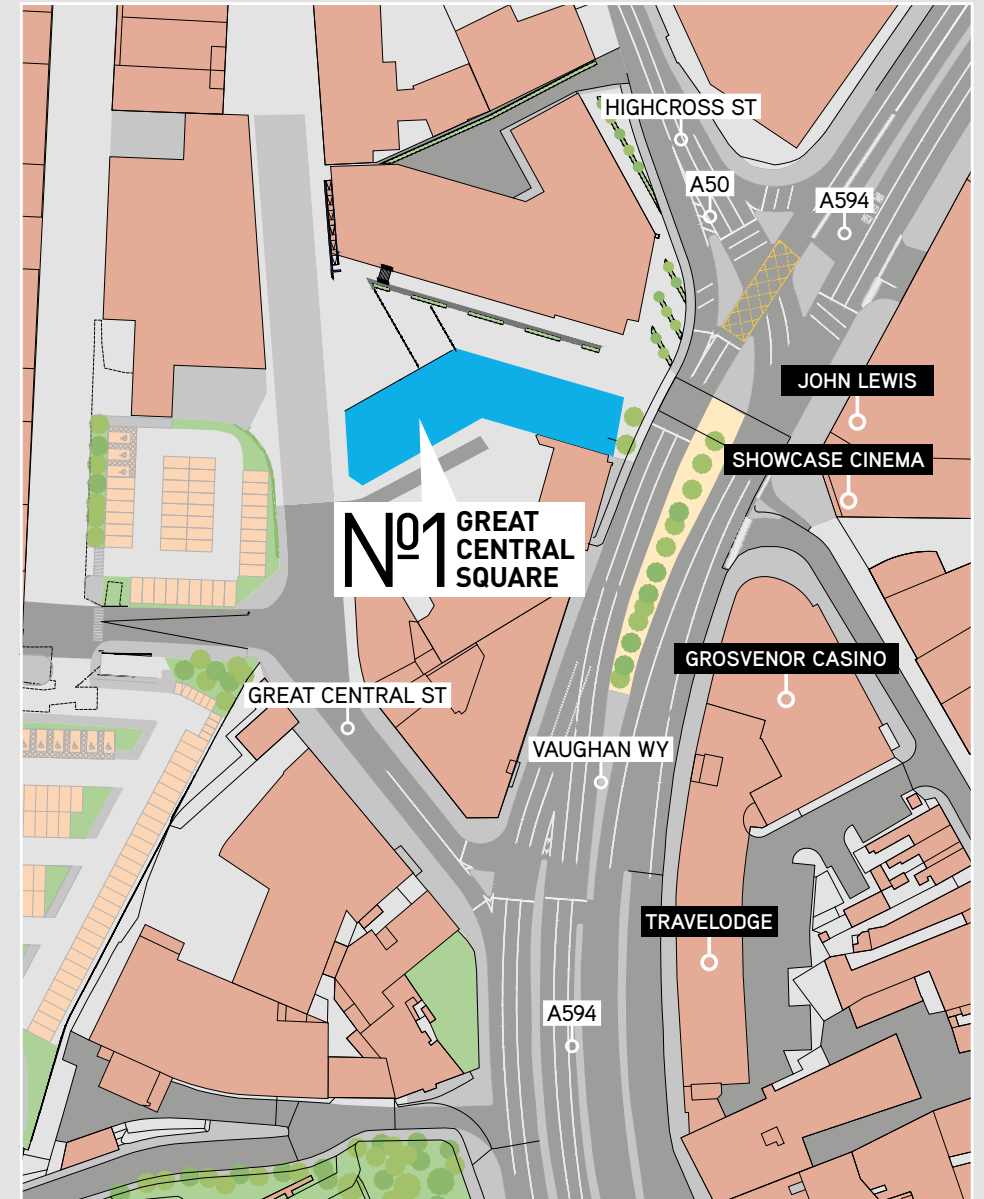


PROVIDING THE PERFECT WORKSPACES TO THRIVE



A SPACE TO MAKE
YOUR OWN MARK

SITUATION



CREATING ONE OF LEICESTER'S FUTURE ICONIC BUILDINGS

AVAILABILITY

The offices are available to let by way of a new lease on terms to be agreed.

FURTHER INFORMATION

For further information please contact the sole letting agent.

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13 De Montfort Street, Leicester, LE1 7GE

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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. 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 are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB 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 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 will not be liable in negligence or otherwise for any loss arising from the use of these particulars. June 17, carve-design.co.uk 12954