



CARLTON PARK

A NATURALLY DIFFERENT WAY TO WORK

54,998 SQ FT OF GRADE A OFFICE SPACE SET
WITHIN BEAUTIFUL LANDSCAPED GROUNDS

King Edward Ave, Leicester LE19 0LF

A NATURALLY DIFFERENT

A rare opportunity to take space within a mature landscaped environment, easily accessible off the M1 with a very generous parking ratio, walking distance from Narborough train station and on site amenities.

WAY TO WORK

ENJOY

A

Within the grounds sits a lake nestled
in parkland to enjoy throughout the
day for walks or informal meetings.

WALKING

MEETING

GOOD

FOR

Hidden away in the trees, 54,998 SQ FT of workspace over 4 floors with views of the landscaped parkland.

THE

MIND

A

SITE



FOR

SORE

EYES

AN

APPROACH

TO

BE

PROUD

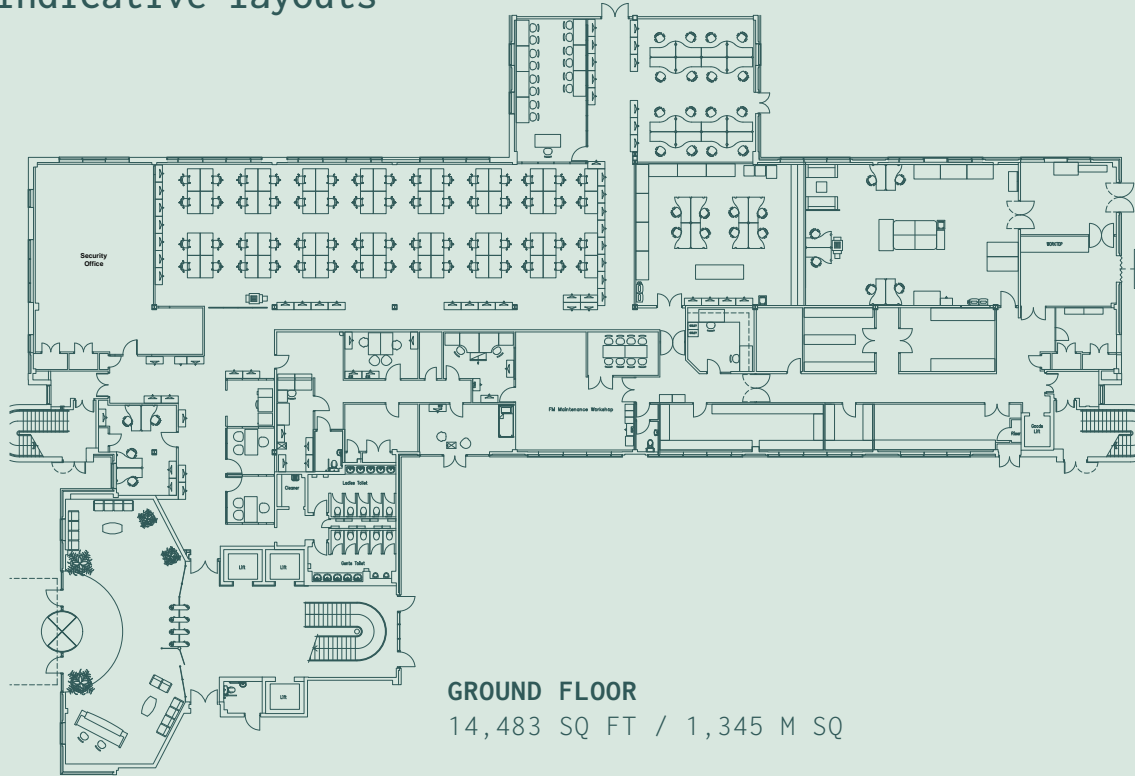
OF

NATURALLY

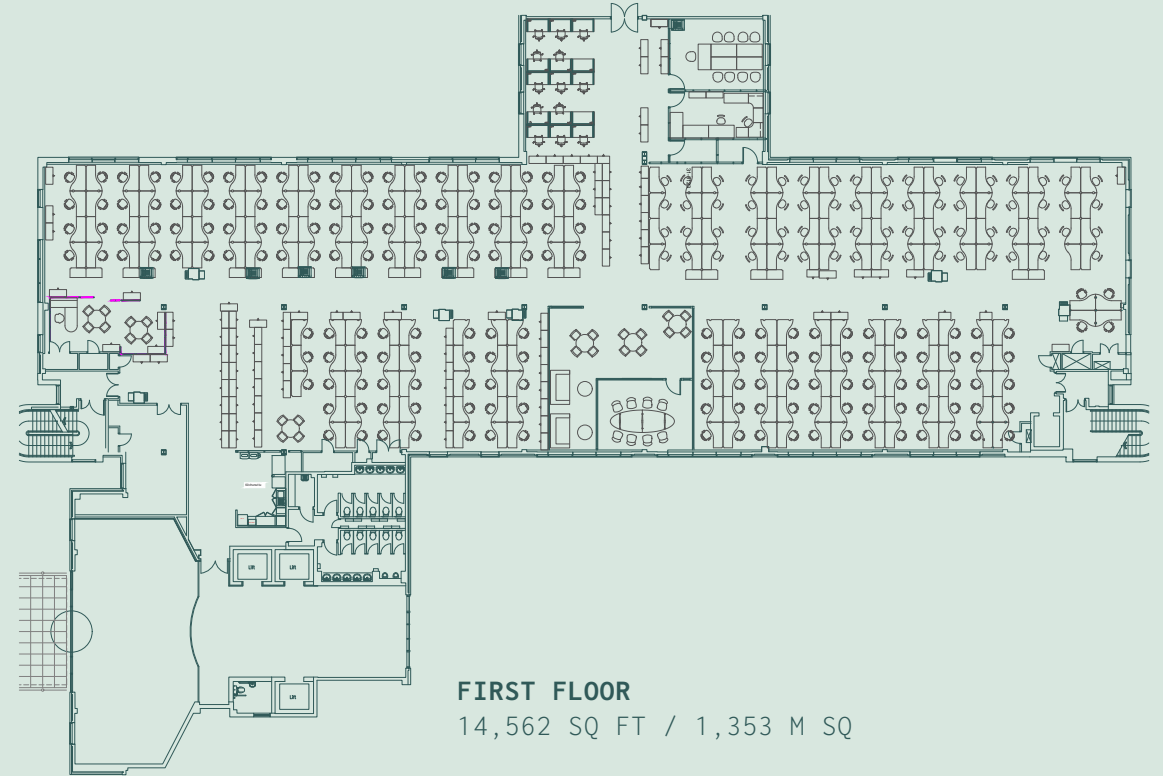
WELCOMING

GROUND AND FIRST FLOOR PLANS

Indicative layouts



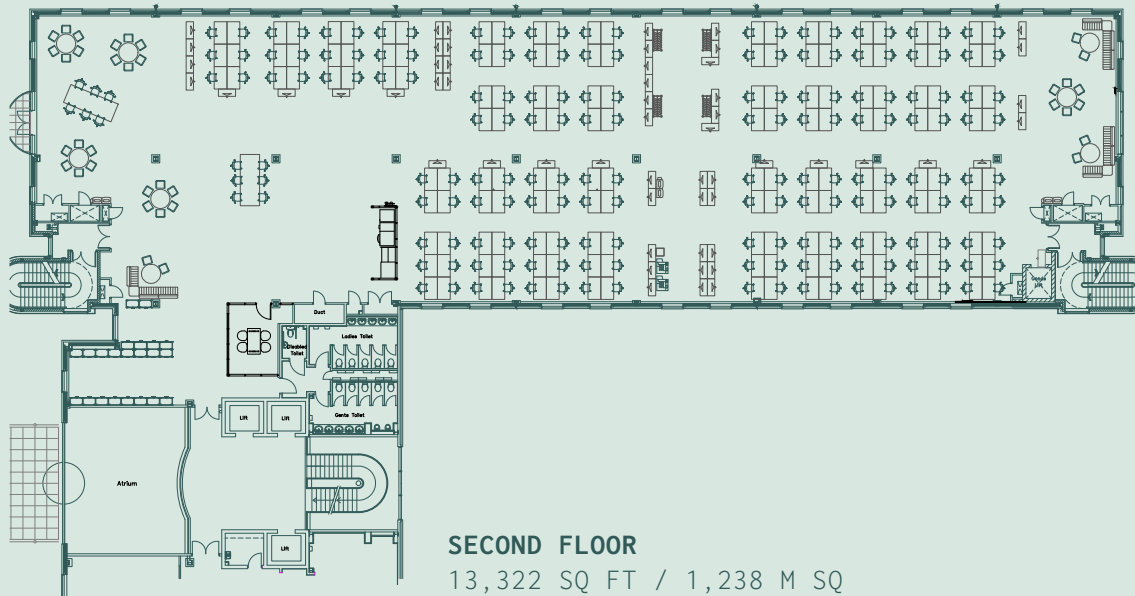
Raised Floors
Combined Heating/Cooling
Metal Pan Ceilings
LED Lighting



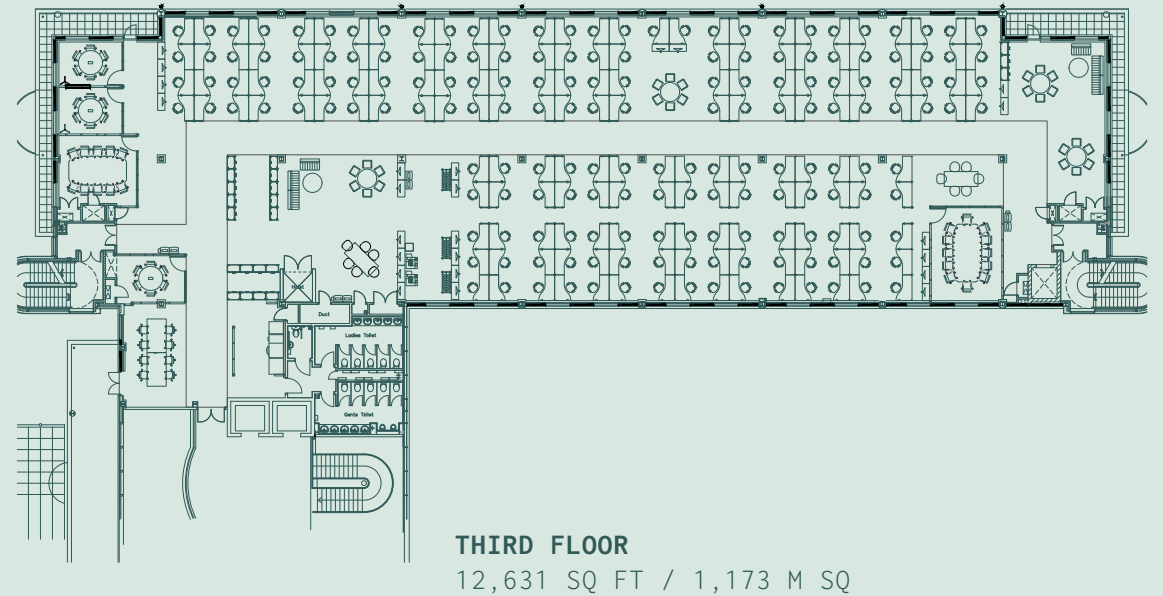
Raised Floors
Combined Heating/Cooling
Metal Pan Ceilings
LED Lighting

SECOND AND THIRD FLOOR PLANS

Indicative layouts



Raised Floors
Combined Heating/Cooling
Metal Pan Ceilings
LED Lighting



Raised Floors
Combined Heating/Cooling
Metal Pan Ceilings
LED Lighting

NATURALLY



BRIGHT



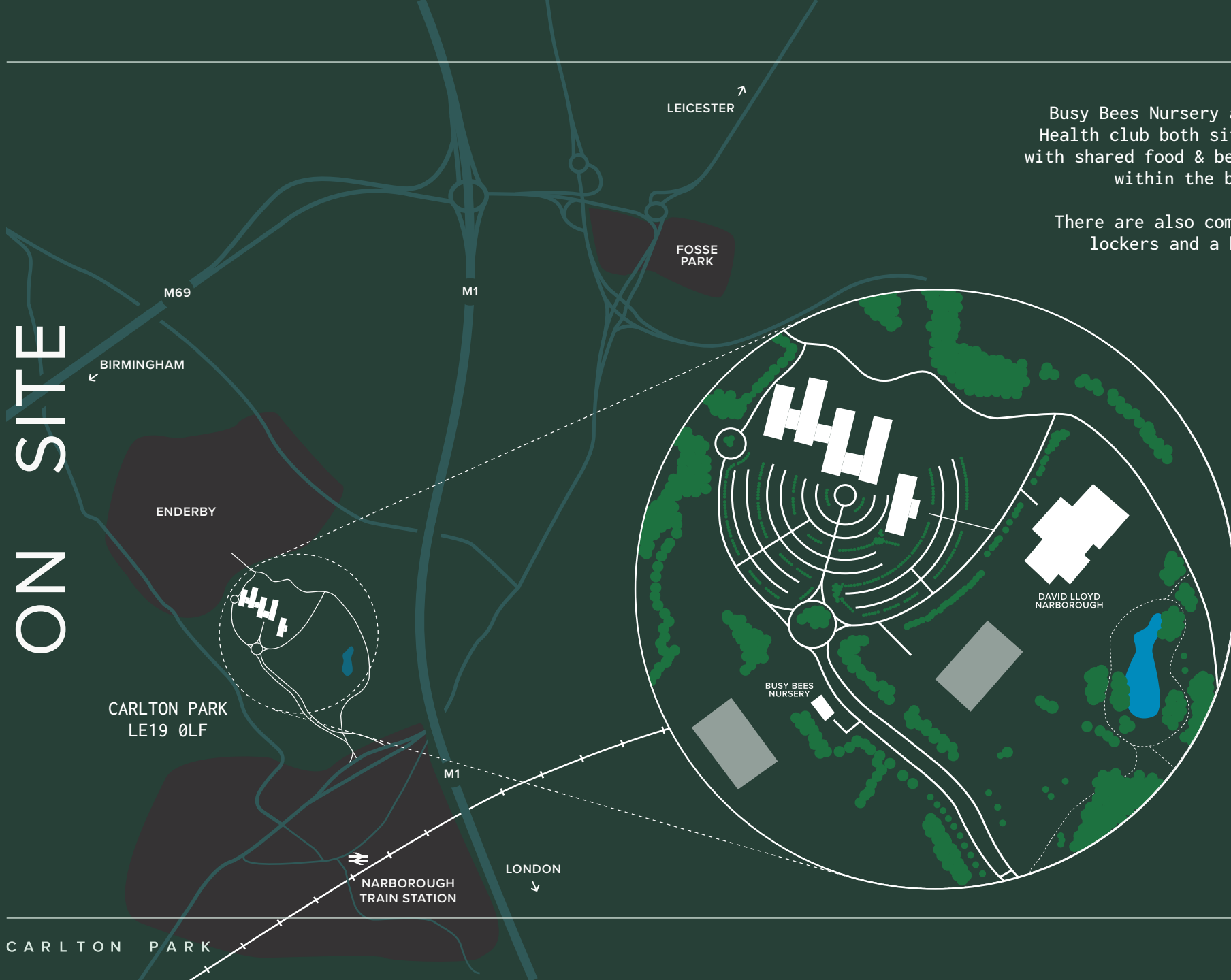
FLEXIBLE



FLOORPLATES



ON SITE



Busy Bees Nursery and David Lloyd Health club both sit on site, along with shared food & beverage facilities within the building.

There are also communal showers, lockers and a bike store.

TRAVEL TIMES BY TRAIN

Leicester	12 min
Birmingham	45 min
Derby	45 mins
Nottingham	60 mins
Coventry	60 mins
London	90 mins

TRAVEL TIMES BY CAR

Leicester	20 min
Coventry	40 min
Derby	45 mins
Nottingham	45 mins
Birmingham	55 mins
London	120 mins

AMENITIES

Leicester is one of the UK's fastest growing business locations and continues to be a highly attractive investment destination.

Global organisations such as IBM, Jaguar Land Rover and Amazon, together with businesses like the access group, Mattioli Woods and Hastings Direct, have all chosen Leicester to make major investment.

Businesses save

£15.5K

on average per annum, per employee compared to London

£25.9B

Economy is the largest in the East Midlands

Ranked

2nd

best place to start a business in the UK behind London

35%

growth in business stock over the last five years

TALENTED

Leicester is home to
60,000
Students

38%
Educated to degree
level or higher

3 World-class
Universities

2.8M
Workforce within a
one-hour drive

Leicester has exceptional growth in higher and intermediate skilled positions, making it an increasingly attractive place for ambitious businesses. With a wide variety of higher and further education courses, apprenticeships and skills development programmes, businesses can access a highly skilled talent pipeline.

WORKFORCE

BUSY BEES FOR



A BUSY WORK/LIFE

THE

BEST

IN



HEALTH

AND

FITNESS



ALL YOU NEED FOR

BUSY BEES
NURSERY

DAVID LLOYD
NARBOROUGH

WORK/LIFE

BALANCE

JOIN

A

RESPECTED

Honeywell

David Lloyd
— CLUBS —

 **Santander**

WATCHES of
SWITZERLAND



BUSINESS

COMMUNITY

CARLTON PARK



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