



Colton Square Leicester

LEICESTER
LE1 1QH

HIGH
SPECIFICATION
OFFICE SUITES

Suites available from
3,003 – 3,227 sq.ft
(279 - 300 sq.m)

TO LET

LOCATION

Colton Square is situated in the heart of the city centre, close to Leicester railway station and in an area which has developed into the city's principal office location, with easy access to the city's main amenities, including the Highcross and Haymarket shopping centres.

The building benefits from a prominent position with frontage onto St George's Way; accessed off Colton Street, which is adjacent to the City's cultural quarter, St Georges.

The quarter includes the Curve Theatre, a state-of-the-art performing arts centre, and Phoenix Square, a large public realm with an arts and cinema centre.

CONNECTIVITY



Car:

Within a 16 minute drive to J21 of the M1 and M69. 20 miles to East Midlands International Airport and 36 miles to Birmingham Airport.



Rail:

Less than a minute's walk from Leicester railway station connecting Nottingham within 30 minutes, Birmingham within 50 minutes and London St Pancras International in 1 hour and 5 minutes.





DESCRIPTION

The unique development blends the very best of the old and new, with the fusion of listed former police station on Charles Street with striking, contemporary office space. Colton Square offers the comprehensive refurbishment of a listed former police station combined with the development of new grade A offices, to provide the only institutional quality office accommodation in the city centre.

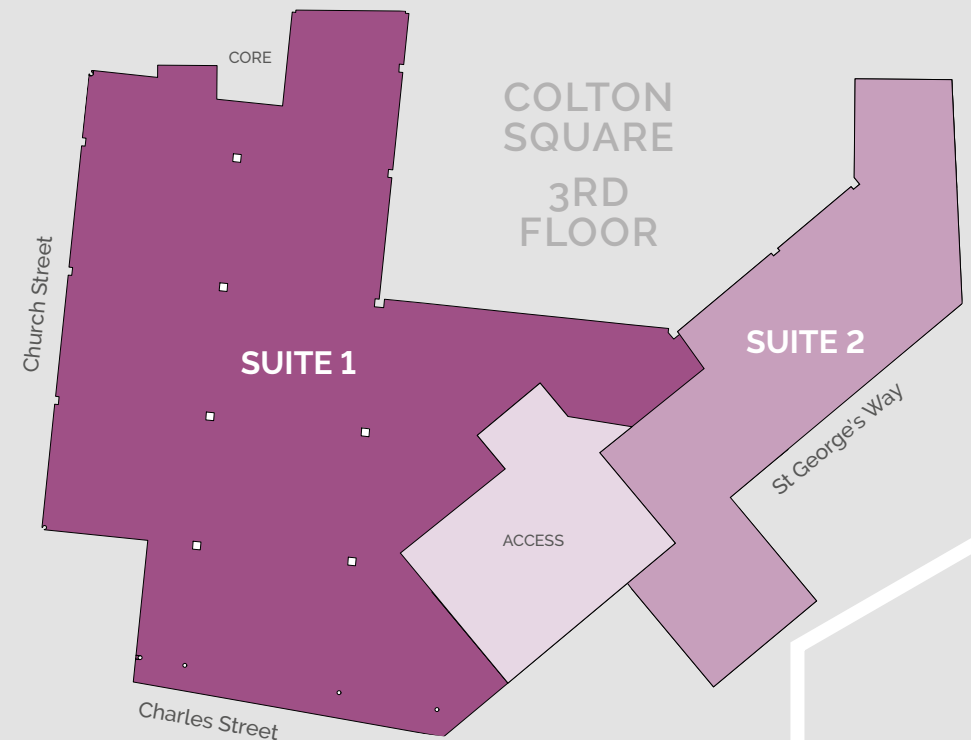
Building occupiers include Hays, Growth Partners, Octopus Energy, Cloudcall, Berkeley Insurance Group, Freeths and Shakespeare Martineau.

The 3rd floor suites are to be refurbished to Grade A+ and benefit from:

- Prominent city centre location
- Two roof terraces (South facing)
- Two 10-person passenger lifts
- Broadband fibre connectivity
- Flexible, open-plan floor plates
- Fully accessed raised floors with 110mm clear void
- Floor to ceiling height 2.7m
- Fully carpeted

AVAILABILITY

BUILDING	FLOOR	SUITE	SQ FT (NIA)	SQ M (NIA)	
TWO COLTON SQUARE	GROUND	SUITE 3	3,003	279	AVAILABLE
TWO COLTON SQUARE	THIRD	SUITE 1	8,755	813	UNDER OFFER
TWO COLTON SQUARE	THIRD	SUITE 2	3,227	300	AVAILABLE





TENURE

The suites are available on new leasehold terms to be agreed.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common area. Further details available on request.

RENT

Rent on application.

ENERGY PERFORMANCE CERTIFICATE

EPC to be reassessed following refurbishment.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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