

3RD & 4TH FLOOR

ST GEORGES TOWER

LEICESTER / LE1 1SH

Prime city centre contemporary offices
8,965 to 19,015 sq.ft (833 to 1,767 sq.m)

- Close to Leicester Train Station
- Strategic landmark building
- Self contained with own lift access
- Current D1 Consent
- 20 parking spaces

TO LET



3RD & 4TH FLOOR ST GEORGES TOWER

LOCATION

St Georges Tower is situated in the heart of the city centre adjacent to Leicester's main railway station. This landmark building fronts St Georges Way, part of the inner ring road network, and falls within the main professional office district of the city. Leicester's range of quality amenities are immediately accessible with the Cultural Quarter adjacent and retail facilities such as Highcross Shopping centre within a few minutes walking distance.

CONNECTIVITY



RAIL: London St Pancras
International 65 mins



CAR: 15 mins J21 M1/M69



BUS: Main bus station serving
all Leicester conurbations
within 5 mins walk

DESCRIPTION

The building is a high quality mixed use development incorporating a range of tenants including Premier Inn, Hastings Direct, Pure Gym, and private residential.

SPECIFICATION

The available offices are located on the 3rd and 4th floors and offer the following specification:

- Independent lift and stair access off main foyer
- High quality fit out for D1 educational or training use
- Fully fitted kitchen and break out areas
- Alternative option of full open plan B1a offices if required
- Suspended ceilings with LG7 lighting
- Radiator heating with additional comfort air ventilation
- Full air con option available by negotiation
- Excellent IT connectivity
- 20 car spaces





ST GEORGES TOWER 3 & 4

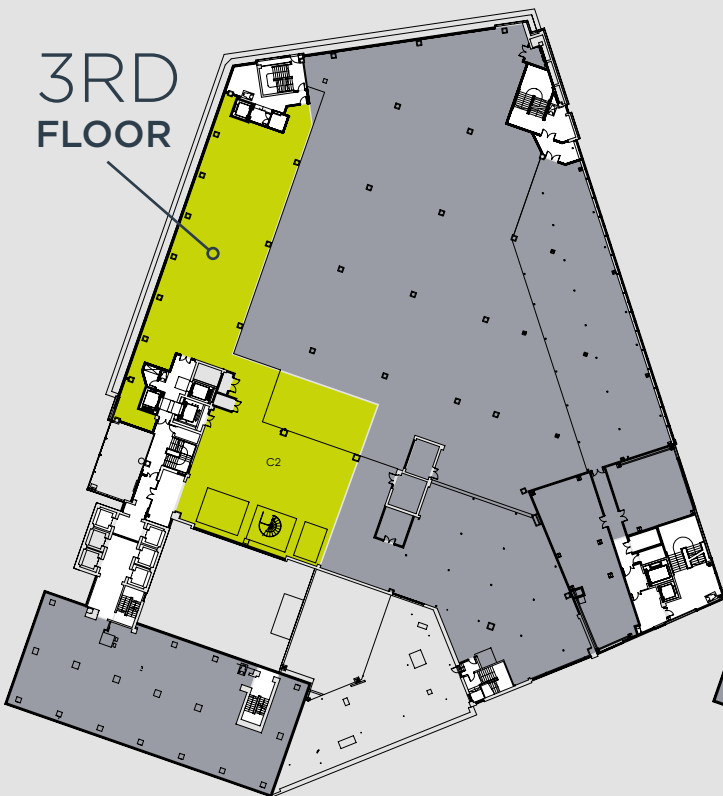
ACCOMMODATION

Floor	Sq.ft	Sq.m
3rd Floor	8965	832.90
4th Floor	10,050	933.70
Total:	19,015	1766.60

Available as a whole or on a floor by floor basis



3RD
FLOOR



4TH
FLOOR



3RD & 4TH FLOOR ST GEORGES TOWER

EPC

A copy of the current EPC is available upon request.

RATING

The property has a current rateable value of £110,000

TERMS

Available by way of new effective FR&I lease on either the whole or individual floor basis. Rental details available upon request.

VAT

Prices are quoted excluding VAT.

SERVICE CHARGE

The property is subject to a service charge for the common areas and further information is available upon request.

VIEWING

Strictly by appointment.

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