

101 REGENT ROAD

LEICESTER
LE1 7DA

**OFFICES UP TO
34,000 SQ FT
TO LET**

Purpose built, detached and self-contained building situated in the heart of Leicester City Centre.



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 building lies adjacent to Regent Road. It's currently presented via ground floor storerooms with two floors of offices over the first and second floor providing clear, open plan floor plates 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

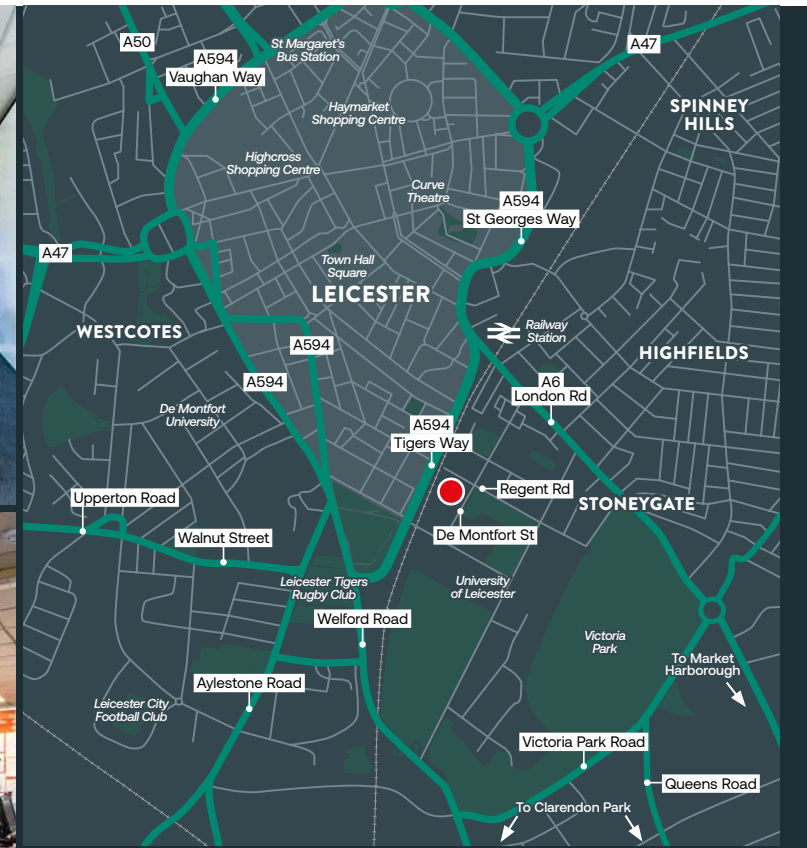
Measurements are quoted on a Net internal basis in accordance with the RICS Property Measurement Second Edition.

SPECIFICATION

The building benefits from the following specification:

- Open plan office space with breakout areas and canteen
- 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
- Lower ground floor arranged as stores but can be converted to offices.

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



VIEWINGS

Please contact the sole agents M1 agency for any additional information. Any viewings are to be strictly by arrangement with the sole agents.

James Keeton

0115 896 0461

07812 250 857

james.keeton@m1agency.co.uk

Toby Wilson

0115 896 0461

07500 926 727

toby.wilson@m1agency.co.uk



M1 Agency LLP, The Poynt,
45 Wollaton Street, Nottingham, NG1 5FW

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SERVICES

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

RENT

Rent on application. (Landlord would consider full refurbished subject to lease length and covenant strength).

TENURE

New lease available from 1st of July 2024.

EPC

Available on request