

Nº4
GREAT
CENTRAL
SQUARE

No.4 Great Central St,
Leicester, LE1 4JT



Location

Location

Great Central Square occupies one of the most prominent positions in Leicester City centre, fronting Vaughan Way, directly opposite John Lewis and Highcross Shopping Centre. No 4 will form part of the wider Great Central Square regeneration area - a new business and leisure quarter in Leicester.

Connectivity

Only a 12 minute drive to the M1 Junction 21 delivering instant access to the UK motorway network.

Leicester mainline railway station is less than 1 mile away (c.15 minute walk), with direct connections to London St Pancras International.

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.





Novotel
Hotel

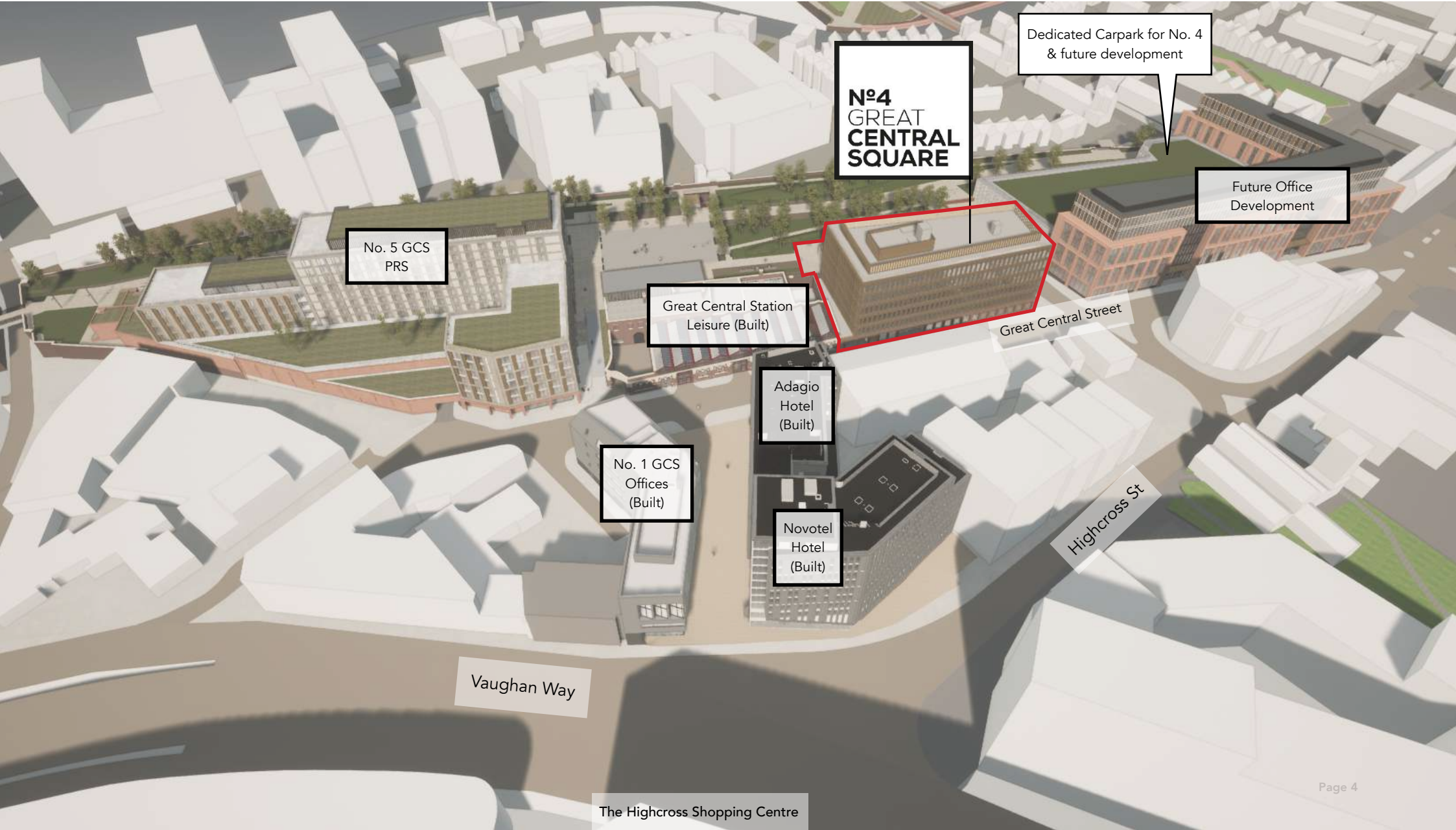
Adagio
Hotel

No. 1 GCS
Offices

**No. 4
GREAT
CENTRAL
SQUARE**

Great Central Station
Leisure

No. 5 GCS
Future PRS
Development



**No. 4
GREAT
CENTRAL
SQUARE**

Dedicated Carpark for No. 4
& future development

Future Office
Development

No. 5 GCS
PRS

Great Central Station
Leisure (Built)

Adagio
Hotel
(Built)

No. 1 GCS
Offices
(Built)

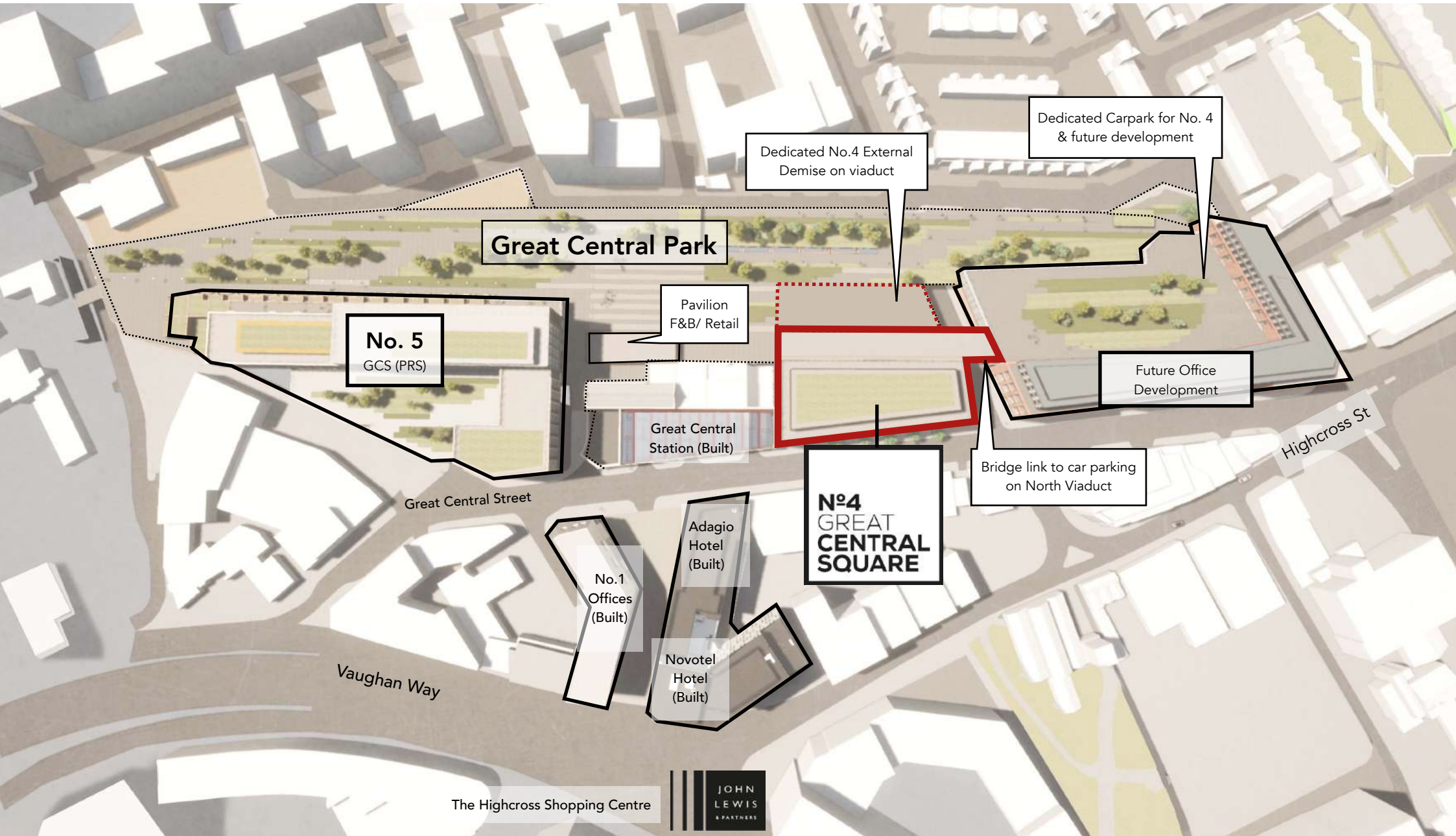
Novotel
Hotel
(Built)

Great Central Street

Highcross St

Vaughan Way

The Highcross Shopping Centre



Great Central Park

No. 5
GCS (PRS)

Dedicated No.4 External
Demise on viaduct

Dedicated Carpark for No. 4
& future development

Pavilion
F&B/ Retail

Future Office
Development

Great Central
Station (Built)

Bridge link to car parking
on North Viaduct

No.4
GREAT
CENTRAL
SQUARE

Great Central Street

Highcross St

Adagio
Hotel
(Built)

No.1
Offices
(Built)

Novotel
Hotel
(Built)

Vaughan Way

No.4 will deliver c.61,500 sq.ft. of highly efficient and sustainable Grade A office space incorporating a feature roof garden.

High quality materials and feature design will flow throughout, creating a premium office experience that blends enticing design and fit out with the latest standards of operational functionality.

From walking through the impressive reception, offering occupiers dedicated collaboration and meeting space, through in to the striking office space, No4 Great Central Square will deliver large light, open plan, flexible floor plates designed around efficiency, technology and sustainability.

The office space will be complimented by a large roof garden, alongside a full suite of occupier amenities from collaboration and break out areas to cycle storage, showers & changing and dry rooms, with secure on-site car parking, potential for up to 130 spaces for No.4.

Externally, attractive landscaped grounds are combined with outdoor eating and seating areas encompassing in the natural environment and enhancing the occupier wellbeing offer.



The Development

No.4 brings together the vibe, ambience and accessibility of the city centre whilst offering a sense of safety and open- air escapism.

Occupiers will be able to benefit from the large, landscaped roof garden offering enviable views across Great Central Park and ideal as an informal break out area, or for more formal events and occasions. This combined with modern external landscaped areas, promote a natural and sustainable environment within a city centre setting.

From inspiring relaxing outdoor areas alfresco eating and seating areas, occupiers will be able to seamlessly blend between the office and outdoor environment.

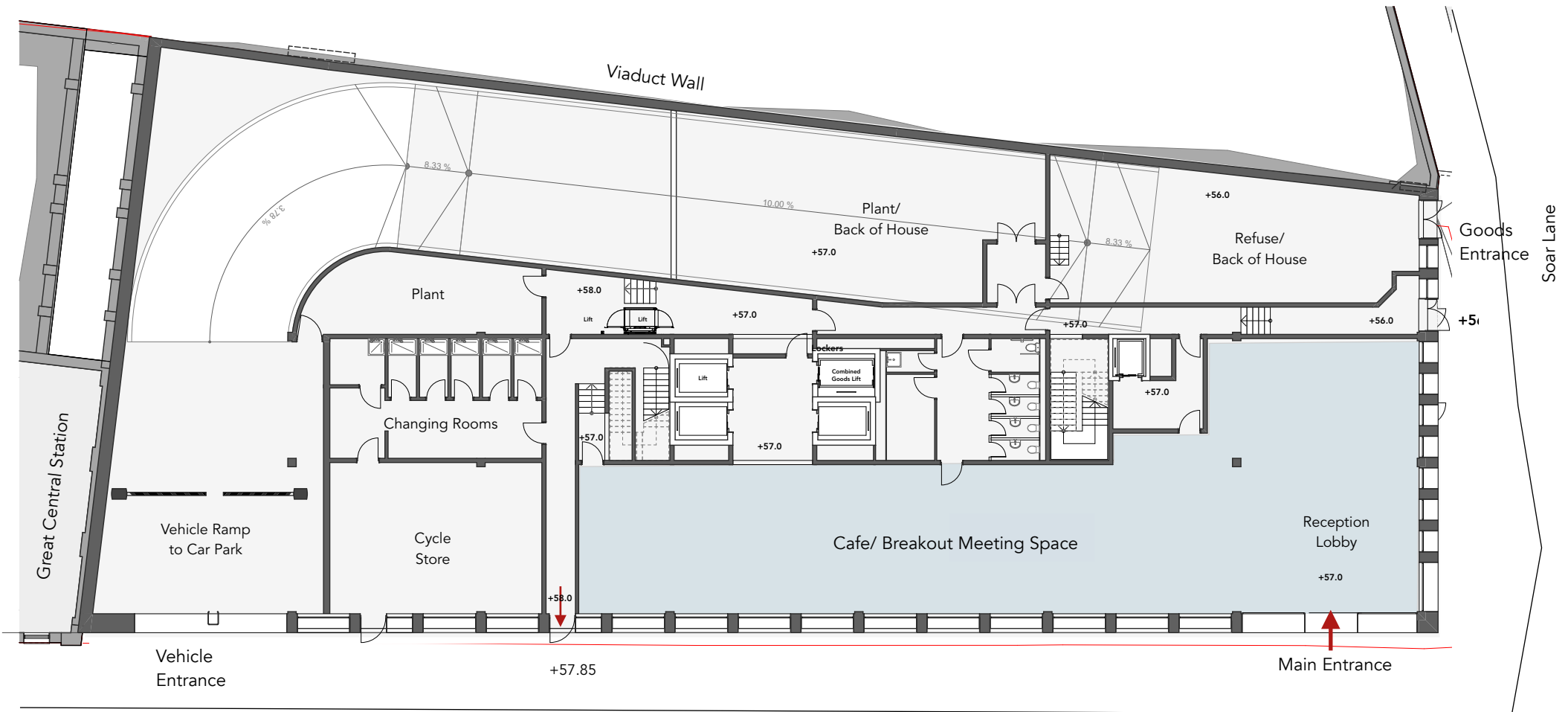
Great Central Square offers a real sense of modern community combining Leicester's finest offices with new and exciting leisure and hotels offerings along with luxury residential living space.

Spatial Arrangement

4.0

Ground Floor

NIA Office Space :	3,789	sqft
	351	m ²



Great Central Street

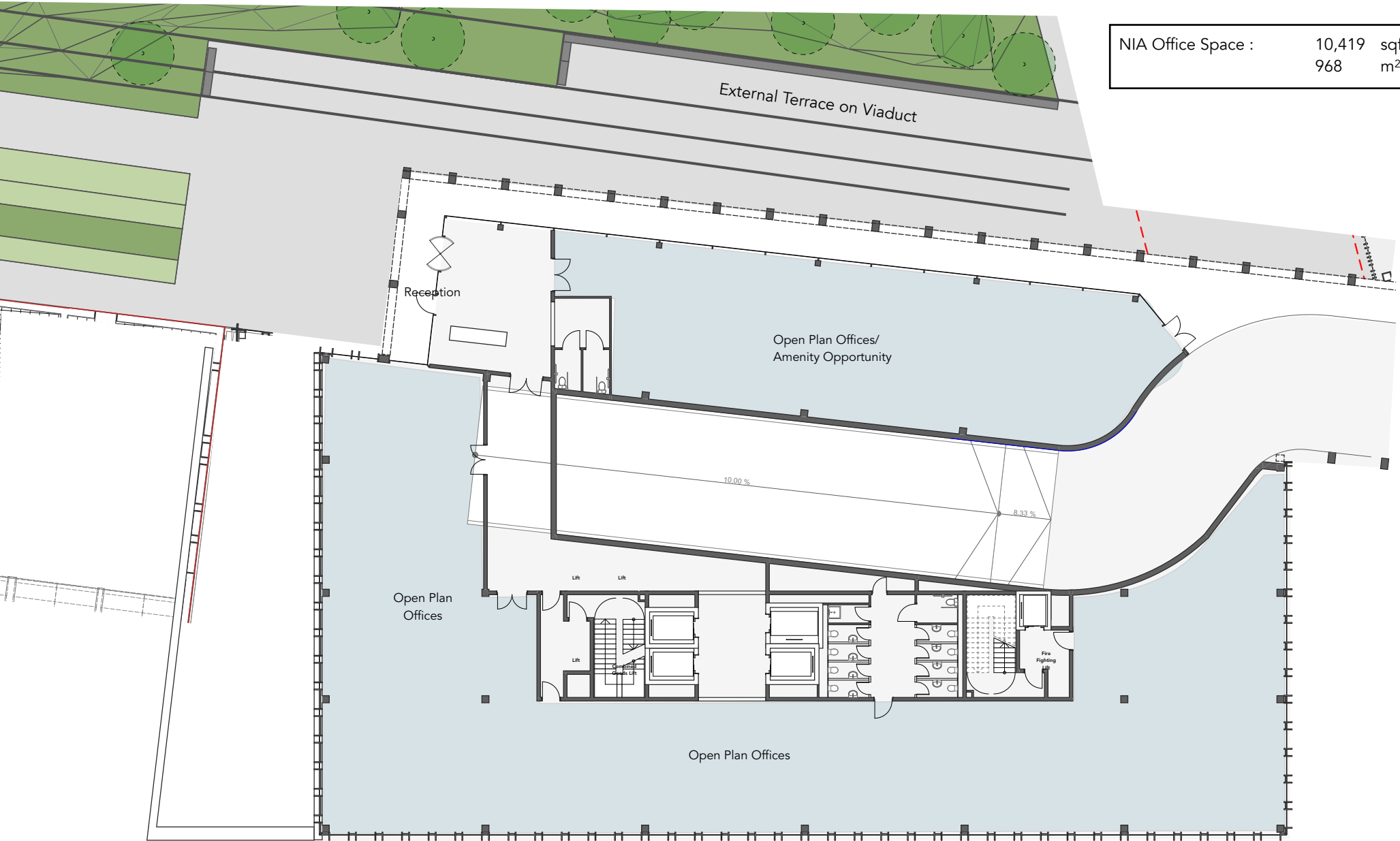
*Stair core locations and escape distances, subject to design development, review by Fire Engineer and Statutory Authority Approvals.

Spatial Arrangement

4.0

First Floor

NIA Office Space :	10,419 sqft
	968 m ²



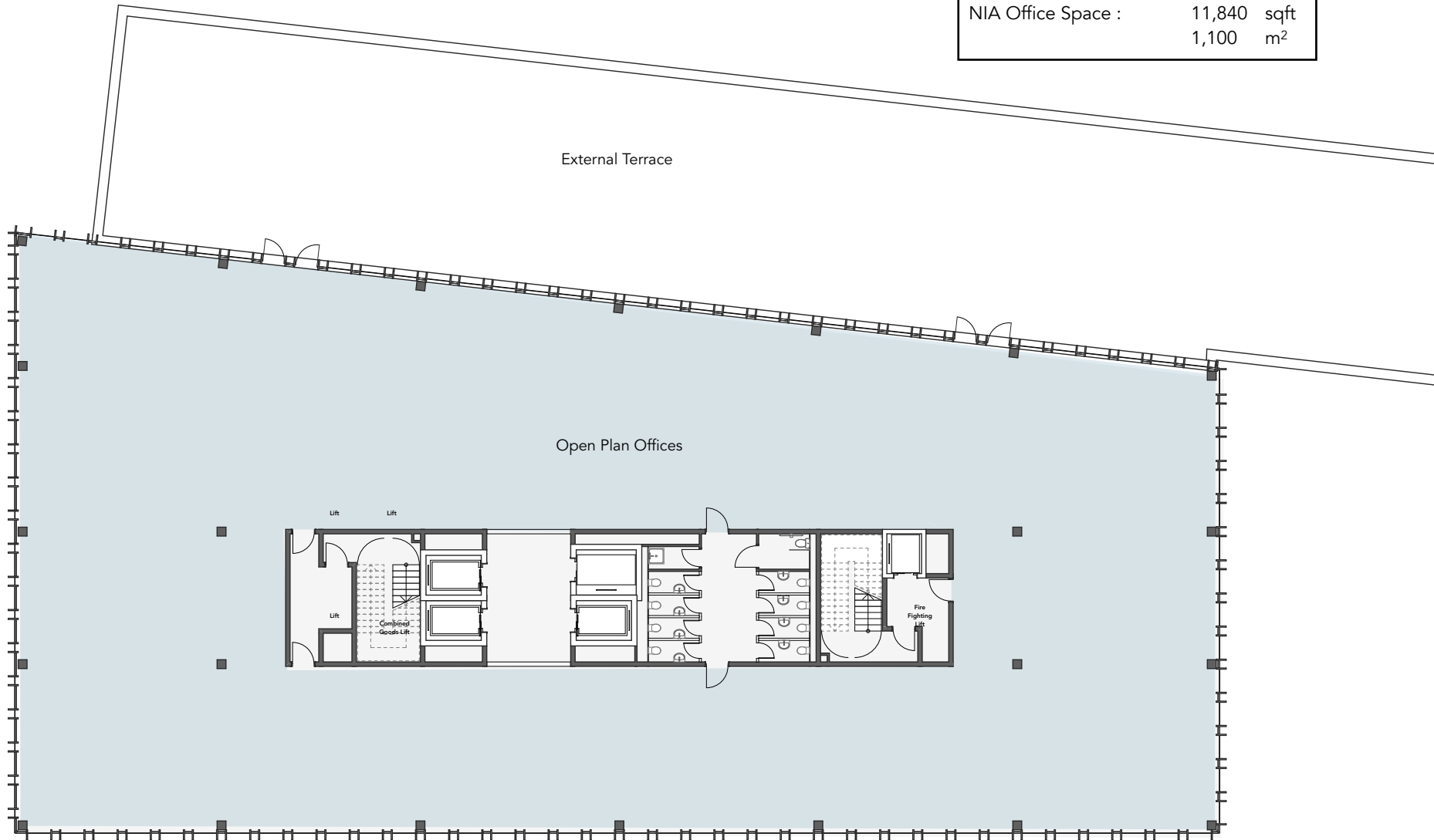


Spatial Arrangement

4.0

2nd Floor

NIA Office Space :	11,840 sqft
	1,100 m ²







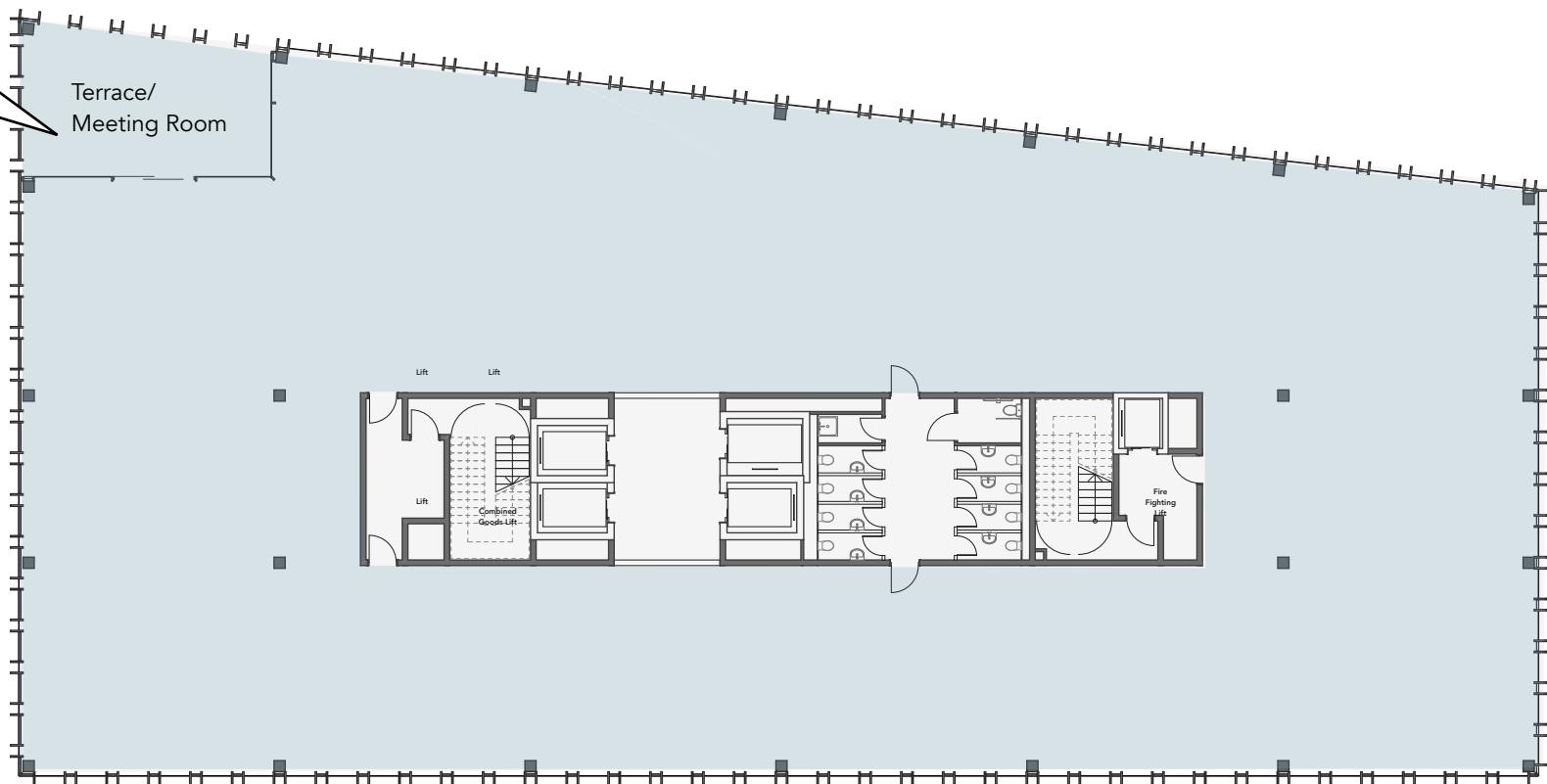
Spatial Arrangement

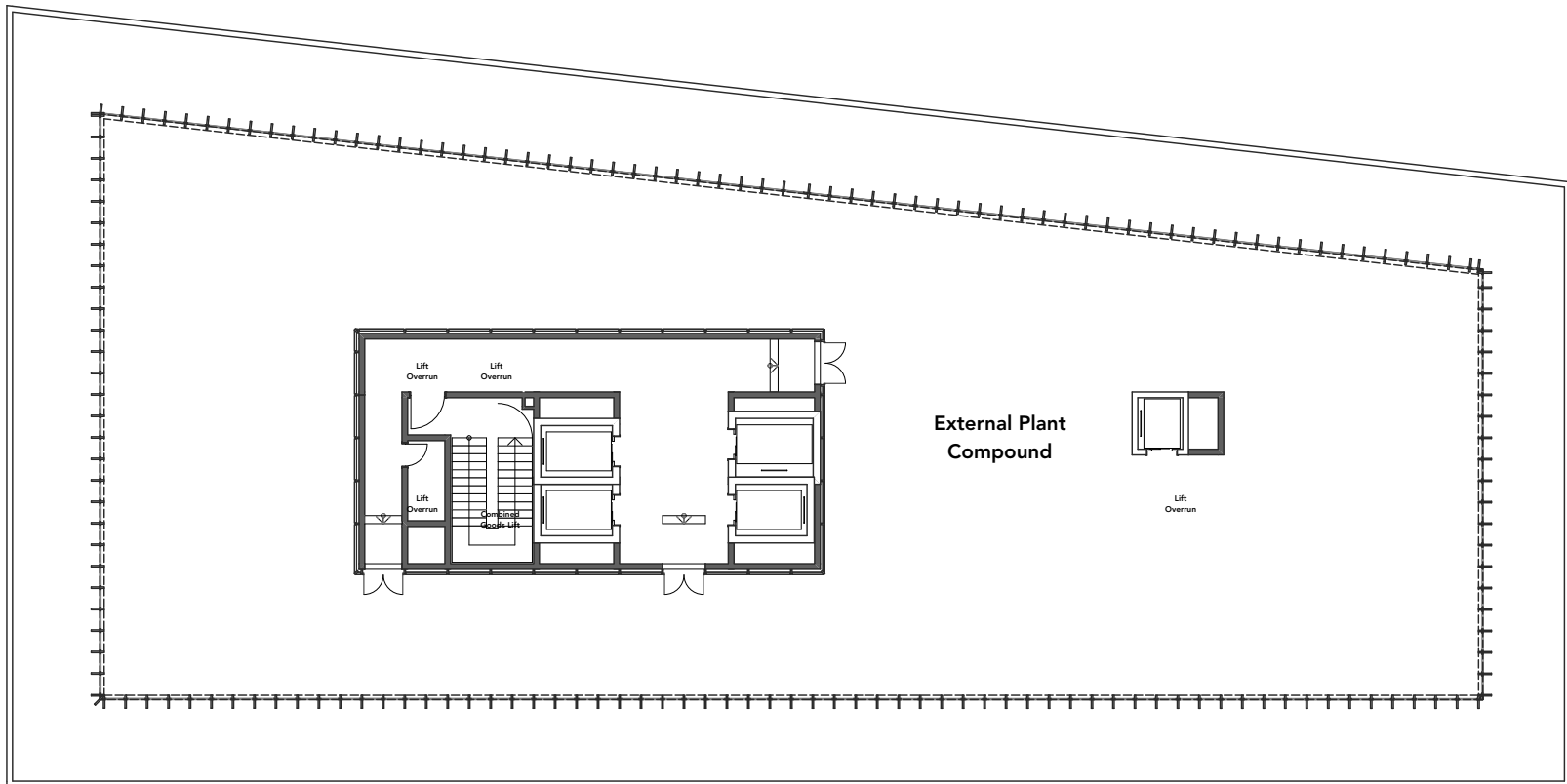
4.0

3rd, 4th & 5th Floor

NIA Office Space :	11,840 sqft
	1,100 m ²

Optional double height
corner meeting room/ Winter
garden terrace
47.5m²/ 511 sqft per floor





The interior arrangements of the office space is open and flexible, they could easily change to the style of office required. The premier modern office floors could contain a variety of work space 'zones' to allow people to effectively work alone or collaboratively

Six zones of collaborative workspace

1. **LOUNGE - INFORMAL:** Informality is key. A place where colleagues can feel relaxed. Ideal for an empathetic catch up with an employee, or more general team building. A mix of low, mid and high level tables adding variety.

2. **RAPID & FOCUSED:** Space where team members stand have the benefit of adding brevity to proceedings. However, the simple addition of a curtain can provide the signal that the space is occupied, at the same time providing an acoustic separation.

3. **COLLABORATION & SHARING:** Generously sized tables designed for collaboration, mixing it up, for laying out samples, models & drawings for discussion. Team building around a shared meal or cup of tea. Surround the table with tools, white / wipe boards, pin boards or audio-visual kit, to augment the business of gathering together.

4. **ONE-TO-ONE / HYPERFOCUS:** Instant privacy. One-to-ones, Zoom calls, quiet places for 'hyperfocussed' work, research spaces. Booth booking required to prevent 'booth hogging'.

5. **CAFE BREAKOUT / 'SCATTERFOCUS':** The diametric opposite of formal meeting rooms, the informality of these 'scatterfocus' zones encourages dialogue and serendipitous interactivity. The biophilic design element providing the touch of nature. The coffee must be good, but not too strong!

6. **FORMAL - DETAILED & CONFIDENTIAL:** There will always be the need to provide a more traditional meeting space. A serious, formal environment for hiring and firing, personal discussions and the confidential business of business. Differentiated adaptable space is key.

Typical Office Floor Plate

Third Floor alternative space plan that is less formal and shows a large variety in terms of collaborative spaces / open plan arrangements.



Formal Office Floor Plate
Second Floor traditional office plan



Spatial Arrangement

4.0

Interior Arrangements

First Office Floor Plate

Viaduct level plan is a combination of 2nd & 3rd but gives an indication as to how the floor plate could work.





Possible Meeting room/ Terrace Space on the corner of building, as either single or double height spaces



Viaduct Level Terrace



Viaduct Level Terrace



Targeting BREEAM 'Excellent' / EPC 'A' Rating

- High performance building envelope with class leading air leakage and thermal insulation
- BRE Green Guide to Specification 'A' rated materials throughout
- Provision for EV charging spaces
- WRAS approved low water usage sanitary fitting
- Fresh air heating and cooling system
- Low VOC materials specification
- All electric fuel selection (net-zero enabled)
- Flexible open-plan floor plates
- Floor plan depth to maximise daylight and views
- Dual level reception with Great Central Street frontage and Great Central Park level frontage
- Second floor garden roof terrace
- 5 passenger lifts including an oversized lift to assist fit-out and furniture removals.
- Minimum floor to ceiling heights of 2.7m
- Services designed for an occupancy of 1 person per 8m²
- Full LED lighting
- 150mm deep raised access floors throughout
- Fibre connected
- Floor to ceiling glazing with solar control glass
- Provision for tenant install of glare control blinds
- Generous self-contained WC provision, with accessible WCs on each floor
- Provision for tenant kitchenettes
- Adjacent dedicated, secure car-park accessed via Viaduct Park
- Ground floor cycle storage and shower facilities
- Dedicated ground level delivery access

Schedule of Areas

Floor Level	Office	
	NIA sqft	NIA m ²
00	3,789	351
01	10,419	968
02	11,840	1,100
03	11,840	1,100
04	11,840	1,100
05	11,840	1,100
06		
Total	61,568	5,719

*Office Net Area are of the full floor plate areas.

If the meeting rooms were included in the design this will remove approximately 47m² (506 sqft) of area per floor per meeting room from the net office floor space

All areas are approximate and may be verified once accurate design information is available. Areas and associated building envelope shall be subject to Local Authority approval. No allowance made for specialist plant-rooms etc. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following: Client Requirements, Design development, Construction methods and building tolerances and Local authority consents & approvals.

Target EPC A & BREEAM Excellent



ENERGY EFFICIENCY
MEASURES



WELLBEING
MEASURES



PRIORITISING
RENEWABLE ENERGY



RESTORING
BIODIVERSITY



COMMUTER
CYCLE HUB



BUILDING FORM AND
FABRIC

Further discussion on potential occupational sustainability

- Roof Solar PV Panels
- Provision of Electric Car Charging Spaces
- Sustainable Location with good access to Public Transport Hubs
- Re-use of Brownfield Site
- Good Daylighting to Office Space
- Low energy LED Lighting
- Garden Roof Terraces
- Direct Access to Great Central Park
- Great Central Park encourages local biodiversity
- Cycle Hub & Shower Changing Facilities
- Low Water-Use Fittings with restricted flow installed
- Adaptable flexible spaces for agile working environments



Charles Street Buildings are a property developer and investor which has been in operation since the 1950s based in Leicester. It is one of the largest privately owned property companies in the UK with over 6.3 million sq.ft. of office, retail, leisure, industrial and warehousing sectors within their portfolio.

The majority of their holdings are situated in or around Leicester and they continue to develop, build and retained property. Charles Street Buildings have a long-term investment policy and seek to develop long-term relationships with their customers. Charles Street Buildings have been awarded 'East Midlands Property Awards Developer of the Year 2020' and the Great Central Square scheme was highly commended for Construction Project of the Year.

<https://csbgroup.co.uk/>





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Great to work with.

Great to work for.

architecture / interiors / landscape / masterplanning

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LISTED AS A TOP 100 UK PRACTICE