

**Nº1  
GREAT  
CENTRAL  
SQUARE**

# A GREAT OPPORTUNITY

VAUGHAN WAY  
LEICESTER  
LE1 4JS

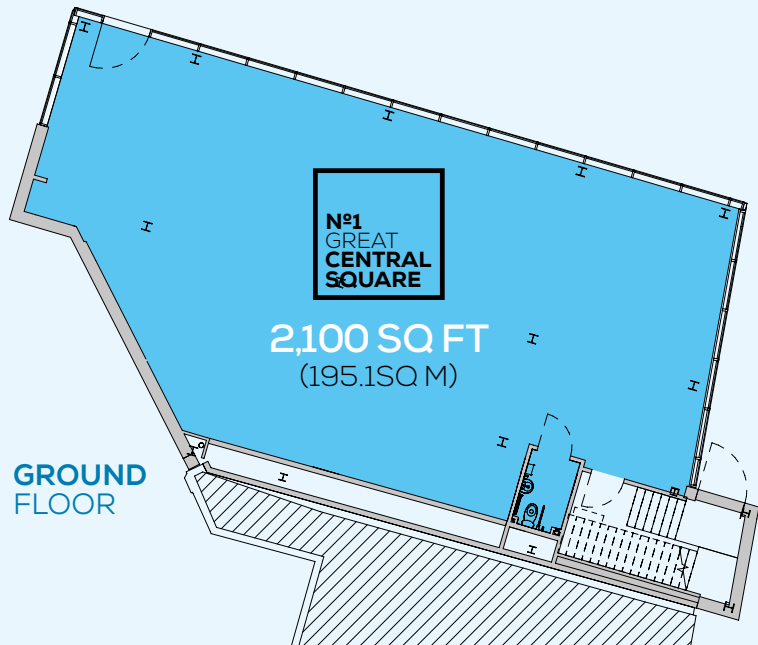
**GROUND FLOOR ACCOMMODATION  
SUITABLE FOR OFFICE, RETAIL AND LEISURE USES**

**TO LET • 2,100 SQ FT** (195.1 SQ M)



- AVAILABLE FOR IMMEDIATE OCCUPATION
- HIGHLY PROMINENT POSITION
- DIRECTLY OPPOSITE JOHN LEWIS / HIGHCROSS

[greatcentralsq.co.uk](http://greatcentralsq.co.uk)



The Great Central Square development brings together a mix of office, retail/leisure uses and two Hotels. The scheme is anchored by 4 national occupiers.

## LOCATION

No1 Great Central Square occupies one of the most prominent positions in Leicester City. The building fronts the junction of the inner ring road and A50. The building offers excellent access to the City Centre with the benefit of a Super Highway crossing and access to J22 of the M1 to the north and J21 to the south.

## DESCRIPTION

Comprising a self-contained suite, the space is located on the ground floor of the newly constructed No1 Great Central Square development, the unit offers occupiers excellent visibility to the inner ring road and Highcross Shopping Centre.

## ACCOMMODATION

2,100 sq ft (195.1 sq m).

## SPECIFICATION

- Wealth of natural light
- VRF air conditioning
- Breeam rating 'good'
- Raised access floors
- LED lighting
- Secure parking

## TERMS

The property is available by way of a new lease on an effective full repairing basis.

## SERVICE CHARGE

There is a service charge available and information can be obtained from the Agents.

## VAT

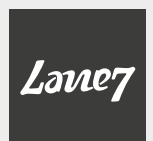
VAT will be payable on the transaction at the prevailing rate.

## EPC

To be confirmed following fit out.



## GREAT CENTRAL SQUARE OCCUPIERS INCLUDE:



## CONTACT

For further information, please contact the joint agents.



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A DEVELOPMENT BY  
**CSB**  
CHARLES ST BUILDINGS GROUP  
PROPERTY INVESTMENT & DEVELOPMENT GROUP



**Conditions under which these details are issued:** These particulars are issued on the distinct understanding that all negotiations are conducted through APB/M1. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB/M1 are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB/M1 for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract, (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB/M1 has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB/M1 will not be liable in negligence or otherwise for any loss arising from the use of these particulars. May 2021. carve-design.co.uk 15065/6