

51 DE MONTFORT STREET

LEICESTER
LE1 7BB

**OFFICES UP TO
63,000 SQ FT
TO LET**

Detached and self-contained Grade A headquarters building situated in the heart of Leicester City Centre



LOCATION

The building is approximately one mile south of Leicester City Centre. The building lies 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 the 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 De Montfort Street and in close proximity to Regent Street. Office accommodation is provided over the ground, first and second floor with clear open plan floor plates and a central atrium that provides excellent natural lighting throughout. There is also plenty of car parking available across the site.

ACCOMMODATION

Accommodation	SQ FT	SQ M
Ground Floor	22,152	2,058
First floor	20,085	1,866
Second Floor	20,301	1,886
Total	62,538	5,810

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

SPECIFICATIONS

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
- Air conditioning with fully raised floors and 2.75m floor to ceiling height

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



SERVICES

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

TENURE

New lease available from 1st of November 2024.

RENT

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

EPC

The Premises has an EPC E (in its unrefurbished state).

VIEWINGS

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

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