



7

BARTON CLOSE

GROVE PARK • LEICESTER • LE19 1SJ

REFURBISHED 2ND FLOOR

TO LET

7,527 SQ FT

NIA APPROX



Barton Close offers exceptional and highly sustainable workspace in an exceptional location in the heart of the UK, with excellent local, national and international connectivity to and from this 7,527 sq ft (NIA Approx) office suite.

Just minutes from the national motorway network and rail links as well as close to Leicester city centre, Barton Close offers the best of both worlds.



Reception



Typical Floor

SPACE

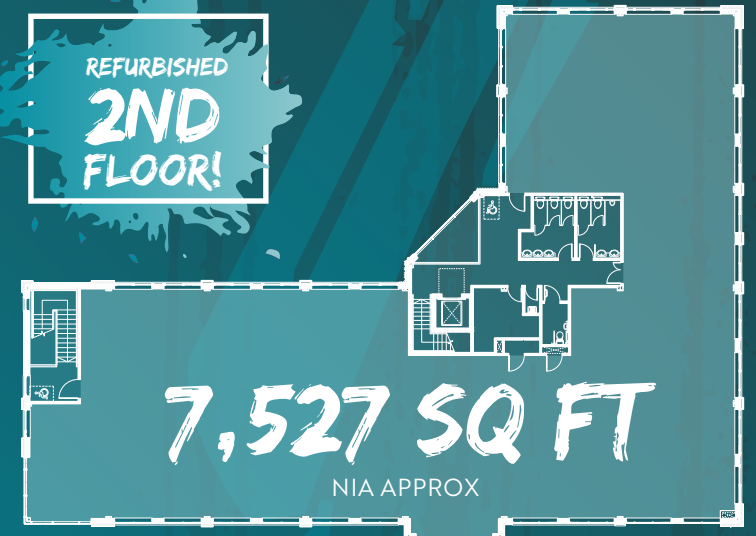
Self contained Grade A office space with 41 dedicated parking spaces makes Barton Close an exceptional choice for small and medium sized organisations.

Benefiting from modern specification and a range of local amenities, including leisure, retail and hospitality on the doorstep, Barton Close is also surrounded by a wide range of other corporate bodies.

REFURBISHED
**2ND
FLOOR!**

7,527 SQ FT

NIA APPROX



SPEC

With an EPC A rating, air conditioned and spacious accommodation across the second floor flooded with natural light, the suite is a dynamic, 7,527 sq ft (NIA Approx) self-contained workspace ready for occupation.

With great access and as part of a wider and supportive business ecosystem, Leicester is one of the UK's fastest growing cities.



Refurbished Grade A Office Suite



EPC A



Self-Contained



Air Conditioning



Parking Ratio
1.182 sq ft (41 spaces)

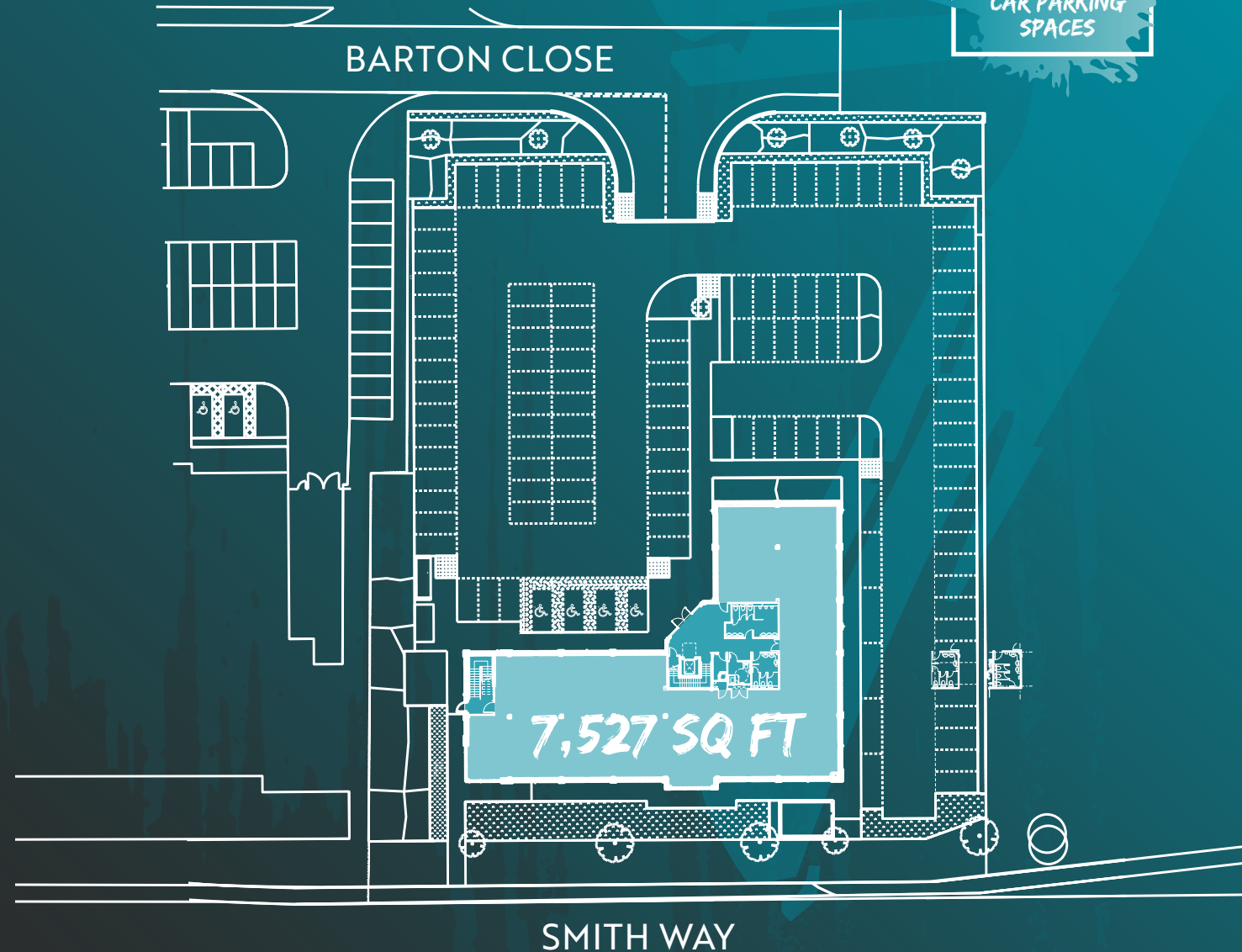


Located adjacent to J21
of M1/M69 Fosse Way

SITE PLAN

41

CAR PARKING SPACES



PLACE

An enviable location with easy access to both the East and West Midlands as well as north and south via rail and the national motorway network.

Barton Close is just two minutes from the M1 & M69 and two hours from London by rail, an hour to Birmingham and two hours to Manchester.

With its own parking as well as fast links by road, rail and air, Barton Close also benefits from connectivity to a wide talent pool, underlined by its close proximity to Leicester city centre and its two world-class universities.



Grove Park Pub and Restaurant



Fosse Park Retail Park



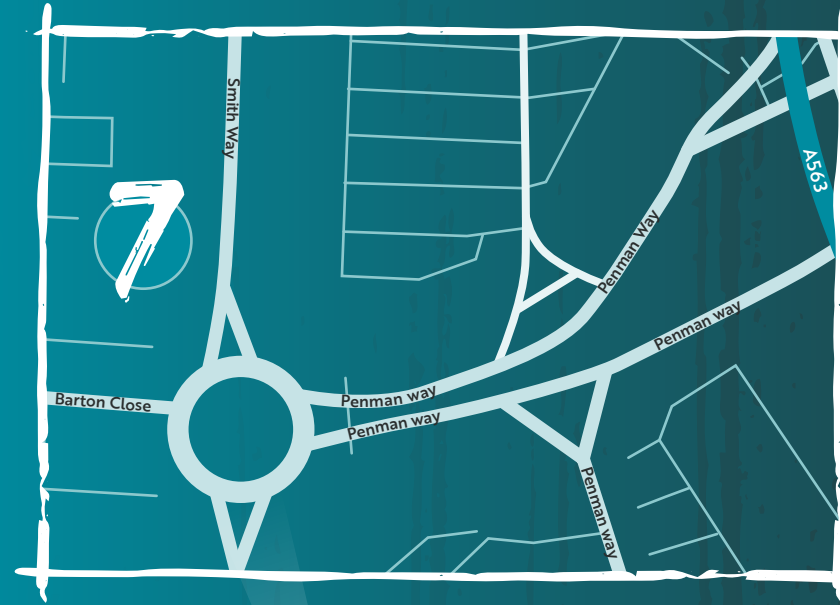
London	2 hrs
Manchester	2 hrs 30 mins
Leeds	2 hrs
Birmingham	50 mins
Bristol	2 hrs 20 mins



London Euston	1 hr 56 mins
Birmingham NS	50 mins
Bristol TM	2 hrs 42 mins
Liverpool LS	2 hrs 38 mins
Manchester P	2 hrs 30 mins



Belfast	1 hr 15 mins
Budapest	2 hrs 30 mins
Geneva	2 hrs 42 mins
Rhodes	4 hrs 5 mins
Jersey	1 hr 10 mins



What3Words

- THEMES
- ORCHESTRA
- ARCH

Sat Nav:

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REACH OUT!



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