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A 14 Francis Street, Stonegate, Leicester LE2 2BD  
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## Ground Floor Suite 2 2 Colton Square Colton Street, Leicester, LE1 1QH

### TO LET

#### Ground Floor Suite 1

**Size:** 4,344.00 sqft (403.57 sqm) | **Rent:** £104,256 Per Annum | **Video:**

- Furnished Grade A office suite
- High specification fit out
- Three parking spaces
- Available on 12 month sub lease
- Inclusive rent
- 3 minute walk to Leicester station

#### LOCATION:

Colton Square is situated in the heart of the city centre, close to Leicester railway station and in an area which has developed into the City's principal office location, with easy access to the City's main amenities, including the Highcross and Haymarket shopping centres.

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## Ground Floor Suite 2 2 Colton Square Colton Street, Leicester, LE1 1QH

### DESCRIPTION:

Furnished high specification self-contained Grade A ground floor office suite. The suite is comprised of a modern high quality fit-out benefitting from open plan and cellular office space, reception area, meeting room and kitchenette with dedicated break out room. Three onsite parking spaces are included.

The suite is located on the ground floor of 2 Colton Square, the comprehensively refurbished listed former police station. The building benefits from a glass atria with feature lighting to create a modern, manned reception area. The property also features a VRV air-conditioning system, suspended ceilings, recessed lighting, raised floors and fibre optic broadband connectivity.

The suite is available on an inclusive rent including parking, service charge, and WiFi on an initial short term 12 month sub lease.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	4,344.00	403.57
<b>TOTAL</b>	<b>4,344.00 sqft</b>	<b>403.57 sqm</b>

### TENURE:

Suite is available on a new sub lease on terms to be agreed

**RENT:** £104,256 Per Annum

**SERVICE CHARGE:** Service charge will be levied for the maintenance and upkeep of the property

**VAT:** VAT will be charged at the prevailing rate unless stated otherwise.

**RATEABLE VALUE:** To be assessed.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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