



Colton
Square
Leicester

THE FUTURE FOR YOUR BUSINESS

THIS UNIQUE DEVELOPMENT BLENDS THE VERY BEST OF OLD AND NEW, WITH THE FUSION OF THE LISTED FORMER POLICE STATION ON CHARLES STREET WITH STRIKING, CONTEMPORARY NEW OFFICE SPACE.





COLTON SQUARE

Colton Square is the cornerstone of Leicester's dramatic Business Quarter Renaissance. Colton Square is the city's most prestigious commercial address and raises the bar when it comes to commercial office space to unprecedented new heights. The development achieves a BREEM 'Very Good' rating as well as integrating sustainable design principles throughout.





COLTON SQUARE



YOUR NEIGHBOURS





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.

The building benefits from a prominent position with frontage onto St George's Way; accessed off Colton Street, which is adjacent to the City's new cultural quarter, St Georges.

This new quarter includes the Curve Theatre, a state-of-the-art performing arts centre, and Phoenix Square, a large area of public realm with an arts and cinema centre.





CONNECTIVITY

CAR



- 16 minutes drive to J21 of the M1 and the M69 (linking to the M6)
- 20 miles (35 minutes) to East Midlands International Airport and 36 miles (48 minutes) to Birmingham Airport

RAIL



- Less than a minutes walk from Leicester's railway station
- Nottingham 30 minutes*
- Birmingham 50 minutes*
- London St Pancras International 1 hr 4 minutes*

*Source: Google Maps

BUS



- 13 services in the vicinity of Colton Square making commuting from surrounding areas straightforward
- 3 park and ride services into city

AIR



- Within easy reach of East Midlands and Birmingham International airports
- Connecting over 4.5 million passengers each year

TRAVEL TIMES BY CAR FROM RAINTON BRIDGE

EAST MIDLANDS AIRPORT	30 MINUTES
COVENTRY	40 MINUTES
BIRMINGHAM AIRPORT	45 MINUTES
BIRMINGHAM	50 MINUTES
LEEDS	1HR 55 MINUTES
LONDON	2HRS 05 MINUTES



AVAILABILITY



COLTON SQUARE

Colton Square offers the comprehensive refurbishment of a listed former police station combined with the development of new grade A offices, to provide the only institutional quality office accommodation in the city centre.

SCHEDULE OF AREAS

ONE COLTON SQUARE

FLOOR	SUITE	SQ FT	SQ M
1ST	SUITE 1	4,113	382
1ST	SUITE 2	5,274	490
2ND		10,403	966
3RD		10,388	965
TOTAL		30,178	2803

TWO COLTON SQUARE

FLOOR	SUITE	SQ FT	SQ M
GROUND	SUITE 3*	3,436	319
TOTAL		3,436	319

*This unit has off-street access and so could be used for a showroom / restaurant or bank (STP)

SCHEDULE OF AREAS



AVAILABILITY



2 COLTON SQ GROUND FLOOR PLAN



SPECIFICATION



Colton Square offers the comprehensive refurbishment of a listed former police station combined with the development of new grade A offices, to provide the only institutional quality office accommodation in the city centre.

The building was constructed between 2006 and 2008 and provides highly specified flexible accommodation designed for multi-occupancy.

Two Colton Square benefits from the former police station's original layout and features:

- Glass atria with feature lighting to create a modern, manned reception area
- VRV air-conditioning system
- Two 12-person passenger lifts
- Metal-tiled suspended ceilings
- Broadband fibre connectivity – BT, Virgin

- Flexible, open-plan floor plates
- Fully accessed raised floors with 110mm clear void
- Floor to ceiling height 2.7m
- Fully carpeted
- EPC Rating B

A copy of the Energy Performance Certificate is available upon request.



AMENITIES



RESTAURANTS AND CAFÉS

Leicester City Centre offers an abundance of restaurants and cafés perfect for a sandwich on the move or a business lunch – catering to all tastes from classic British cooking, to Italian, Greek as well as Leicester’s renowned Indian restaurants.



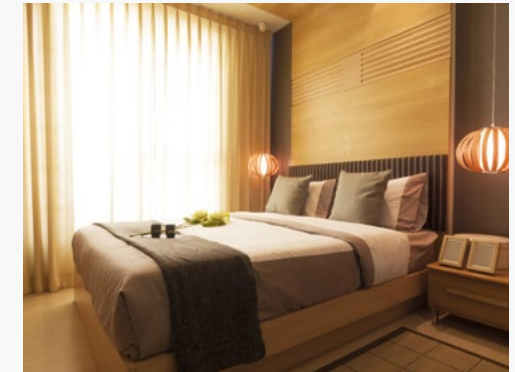
SHOPPING

- Haymarket Shopping Centre
- Highcross Leicester
- St Martins Square Shopping Centre



LEISURE

- Curve Theatre
- The Y Theatre
- Showcase cinema
- The Phoenix Cinema & Art Centre



HOTELS



- Premier Inn 2 mins
- Mercure Leicester 4 mins
- Hotel Ibis 4 mins
- Ramada Encore 3 mins



GALLERY





GALLERY





GALLERY



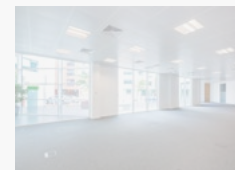


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