

PORTE COCHERE

LEICESTER TRAIN STATION

UNIQUE OPPORTUNITY / NEW LEASE / 16,217 SQ FT





A PLACE TO START, THRIVE AND GROW

- ⦿ **£25.9 billion economy** – the largest in the East Midlands
- ⦿ **Top 5 UK cities** for new start-up businesses
- ⦿ **98% growth** in business stock in Leicester over the past 10 years – greater than any UK city
- ⦿ **Over 540,000 jobs** and 46,155 trading businesses in the city
- ⦿ **2.8 million workers** – within commuting distance

YOUNG, DIVERSE, AND TALENTED

- ⦿ Home to **3 leading universities**, over 60,000 students & 21,500 annual graduates
- ⦿ Leicester is one of the **top 10 largest cities** in England
- ⦿ **1.1 million people** live in Leicester and Leicestershire
- ⦿ **26%** of Leicester's population are 16-29 year olds
- ⦿ Leicester's population growth ranks within the **UK's top 4%**



WELL CONNECTED

- ⦿ Leicester is **one hour from London** St Pancras International by rail
- ⦿ Leicester is ranked a **top 10 mid-sized European city** for connectivity
- ⦿ Home to East Midlands Airport – over **4.8 million passengers**, serving over 80 leisure and business destinations
- ⦿ **Four national motorways** run through Leicestershire including the M1

PRIME LOCATION

FOOD & DRINK

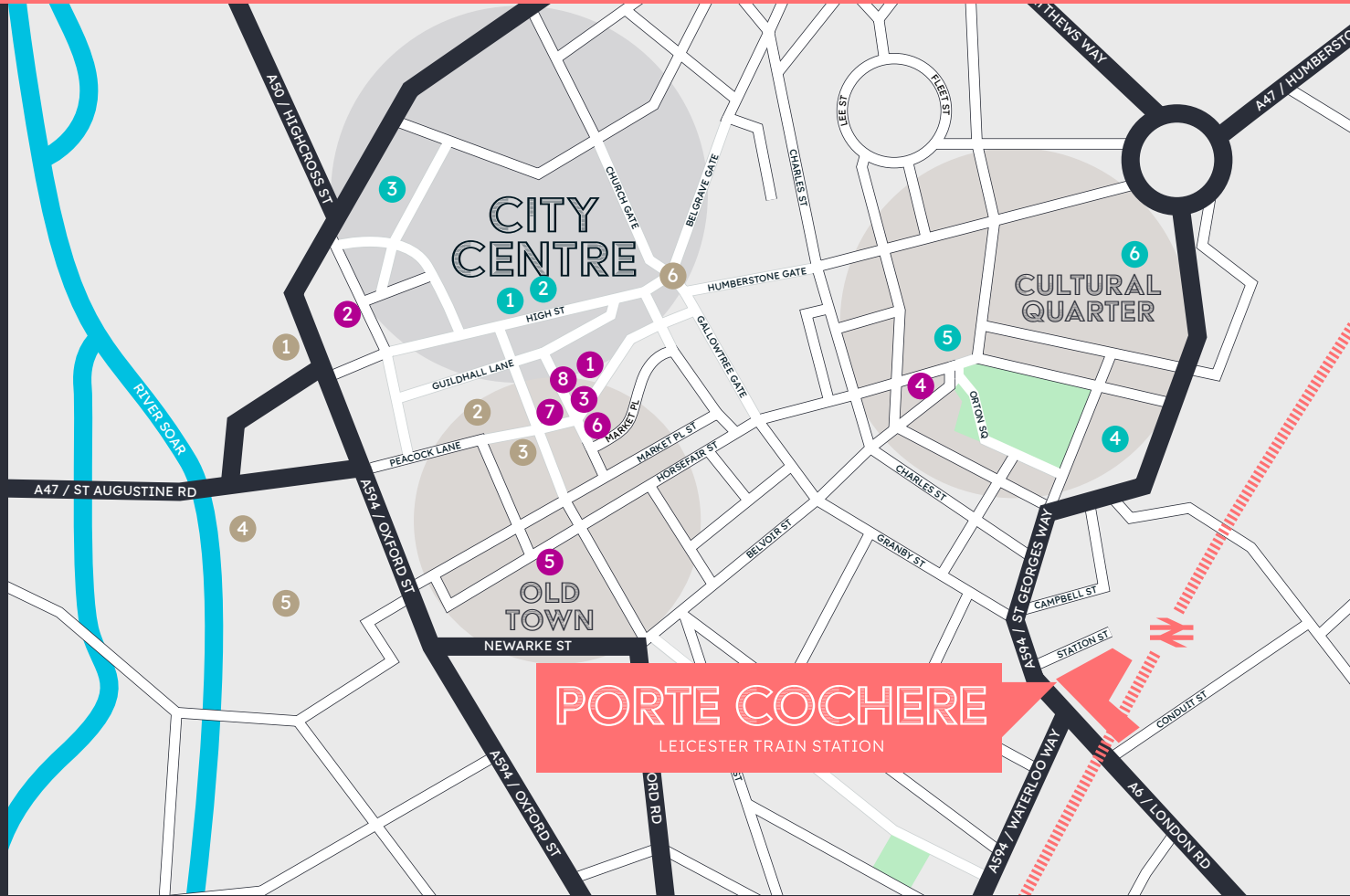
- 1 St Martin's Square
- 2 Cosy Club
- 3 33 Cank Street
- 4 Manhattan 34
- 5 The Rutland & Derby Arms
- 6 The Case - Champagne Bar and Snug
- 7 Veeno
- 8 The Giggling Squid

ROMAN & MEDIEVAL HERITAGE

- 1 Jewry Wall & Roman Baths
- 2 Leicester Cathedral
- 3 King Richard III Visitor Centre
- 4 Castle Gardens
- 5 Leicester Castle
- 6 The Clock Tower

RETAIL AND LEISURE

- 1 Highcross Shopping Centre
- 2 Treetop Adventure Golf
- 3 Showcase Cinema de Lux
- 4 Boost Trampoline Park Leicester
- 5 Curve Theatre
- 6 Phoenix Cinema



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LEICESTER TRAIN STATION

This is a unique opportunity for a large / anchor leisure operator within Leicester Train Station.

The character building has significant floor to ceiling height and direct access into the ticket hall / station concourse in addition to it's own separate external entrance. Benefitting from the immediate station footfall and the surrounding offices, the space has the opportunity to become a real focal point for the city.

Timing for handover is Spring 2025 and the specification is to be agreed between both parties.



DESCRIPTION

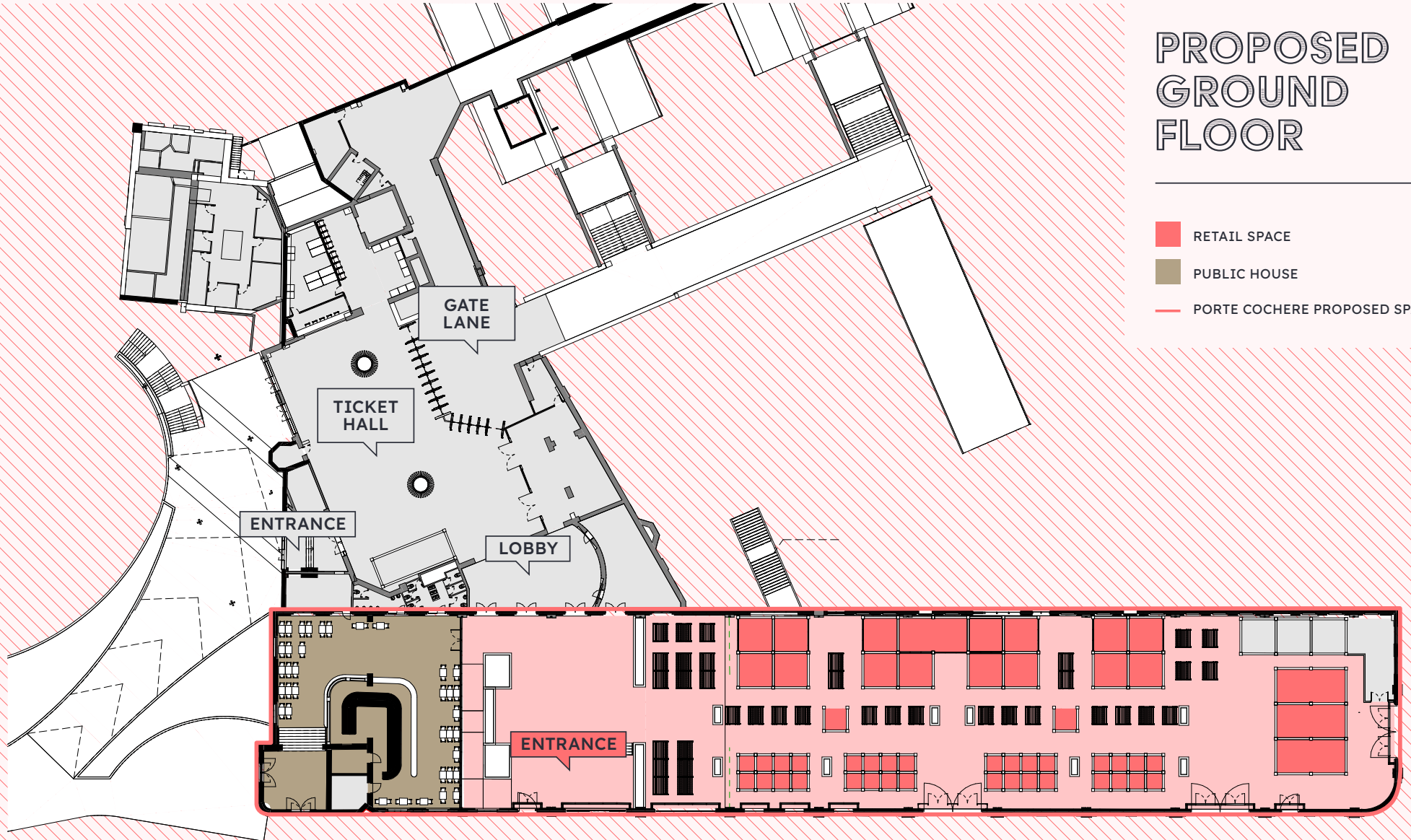
PORTE COCHERE

LEICESTER TRAIN STATION

FLOOR PLAN

PROPOSED GROUND FLOOR

- RETAIL SPACE
- PUBLIC HOUSE
- PORTE COCHERE PROPOSED SPACE



PORTE COCHERE

LEICESTER TRAIN STATION

VISUAL 01



PORTE COCHERE

LEICESTER TRAIN STATION

VISUAL 02





Terms

On Application

Timing

Spring 2025

For further information about the opportunity, please contact:

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SMITHYOUNG