

# PRINCES COURT

26-36 YORK ROAD &  
1-15 LOWER BROWN STREET  
LEICESTER LE1 5TU



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WHAT3WORDS:  
THIS.CRAB.DAISY



ATTRACTIVE COURTYARD OFFICES WITH SECURE GATED CAR PARKING

**TO LET**



## LOCATION

Leicester is located within the heart of the country, benefiting from excellent nationwide connectivity.

Leicester is the largest city in the East Midlands and tenth largest in the UK, with a population of approximately 368,600 (2021) and a workforce of over one million within a 45 minutes drive. Leicestershire has a £23.5bn economy which is projected to grow to £30bn by 2030.

The talent pool in Leicester is deep with three universities; University of Leicester, De Montfort University and Loughborough University, educating 60,000 students of which more than 20% remain after graduating. Sport is also a major attraction to the city led by the Leicester Tigers Rugby Club and Leicester City Football Club.

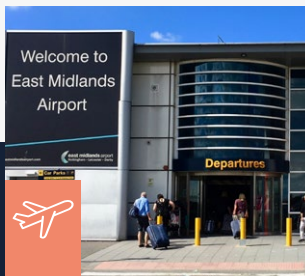
The combination of the city's strategic central location, excellent connectivity and diverse and educated workforce has attracted numerous international businesses. These include Walkers Crisps, Next Plc, British Gas, National Grid, IBM, HSBC and the Land Registry.

## CONNECTIVITY



### CAR

Road transport links are excellent with 90% of the UK's population within a four hour drive. The city benefits from access to the M1 via Junctions 21, 21A and 22 and the M69 which runs through the heart of the UK logistics' Golden Triangle.



### AIR

Three International airports are within one hour's drive of Leicester. The closest is East Midlands Airport which connects to over 90 destinations, serves more than 4.2 million passengers per year and is the UK's 2nd busiest freight terminal.



### RAIL

Leicester Railway Station is on the main East Midlands line which connects the city to London St Pancras and Nottingham, Derby and Sheffield to the north. The CrossCountry Line also providing mainline and local services.

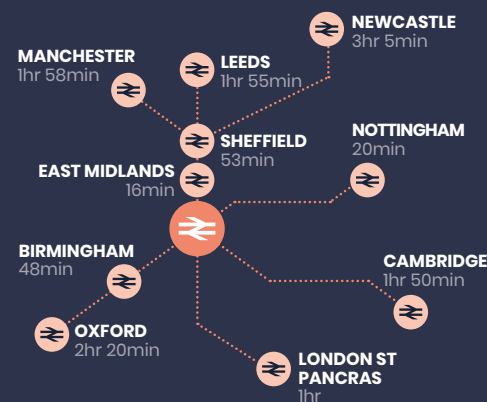


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### RAIL CONNECTIVITY FROM LEICESTER









## SITUATION

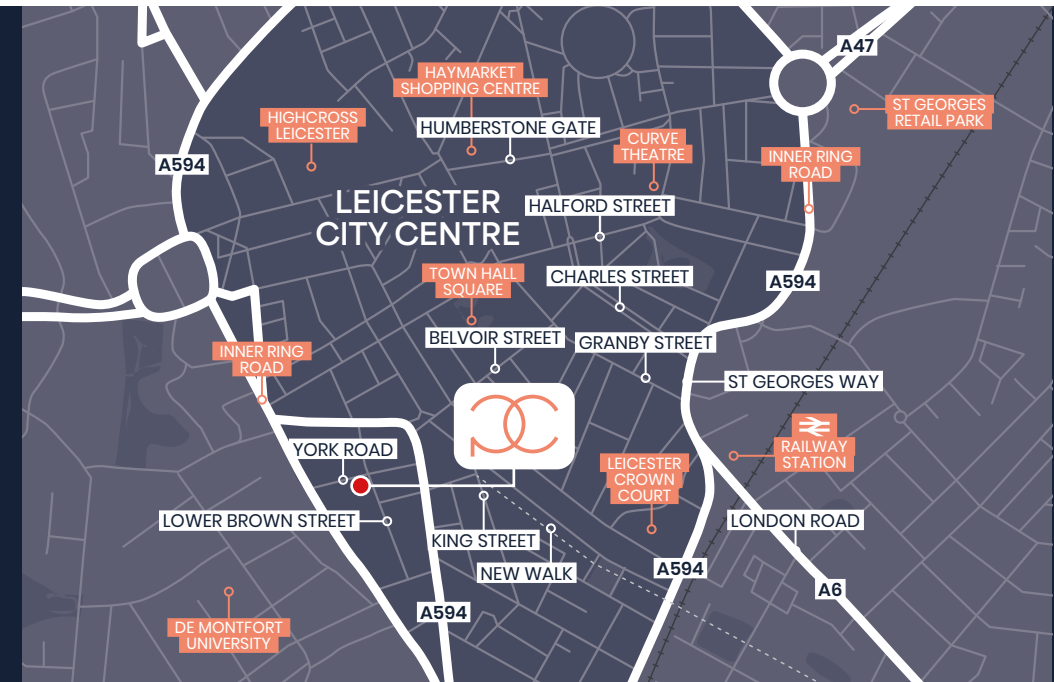
The property is situated at the junction with York Road and Lower Brown Street on the south west side of the city centre, just inside the inner ring road, Oxford Street. York Road forms the northern boundary to the property and Lower Brown Street the eastern boundary.

The subject property occupies a prominent position close the City Centre's main retail pitch and 12 minutes' walk from Leicester Train Station. The property is 0.3 miles (5 mins walk) from De Montfort University and 1.5 miles (20 mins walk) from the University of Leicester.

The striking Mattioli Woods' 62,500 sq ft office HQ is situated a two minute walk from property and links the location with a range of amenities such as Tesco Express, Caffè Nero and Peters Pizzeria to name a few.

Newarke Street Multi Storey Car Park is situated diagonally opposite the property and offers a conveniently located option for additional car parking.

The immediate vicinity comprises a mixed area with a range of commercial, industrial, residential and leisure uses.







## DESCRIPTION

Designed to provide 11 three storey units arranged around a central forecourt parking area, the property comprises an early 1990s courtyard office scheme constructed in a U shape with wings fronting York Road and Lower Brown Street.

The ground floor incorporates two arched vehicular accesses, one from York Road and one from Lower Brown Street. The individual buildings are currently interlinked on each floor allowing for one single occupier to utilise all of the accommodation.

## ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
Ground	607.9	6,544
First	679.4	7,313
Second	784.6	8,445
<b>TOTAL</b>	<b>2,071.9</b>	<b>22,302</b>

There are 29 surface car parking spaces providing a ratio of 1:769 sq ft. The site extends to 0.52 acres and has a low site coverage of 46%.

## QUOTING TERMS

The property is available on a new Full Repairing and Insuring lease from March 2026 and the quoting rent is available upon application.



## SPECIFICATION



**Steel frame**  
construction



**Brick**  
elevations



**Pitched tile**  
covered roof



**Feature tower** with  
conical tile covered roof



**Six person**  
**passenger lift**



**Timber framed**  
**double glazed**  
**windows**



**Gas fired**  
**central heating**



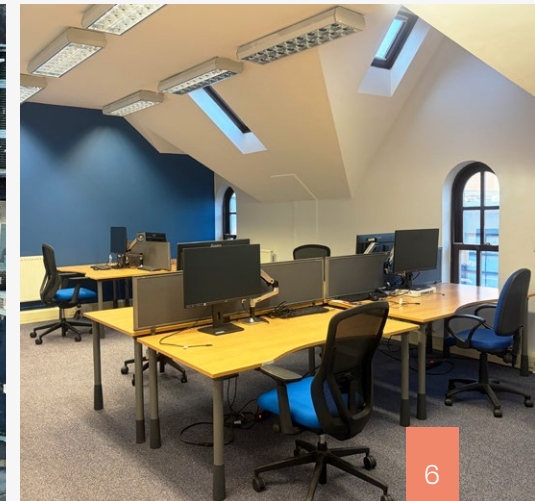
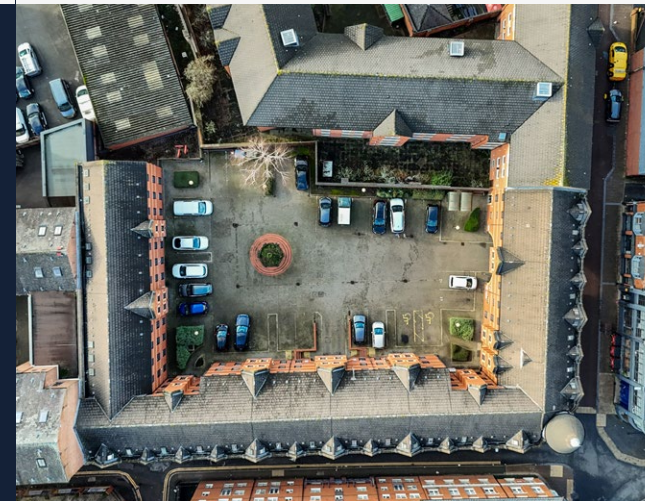
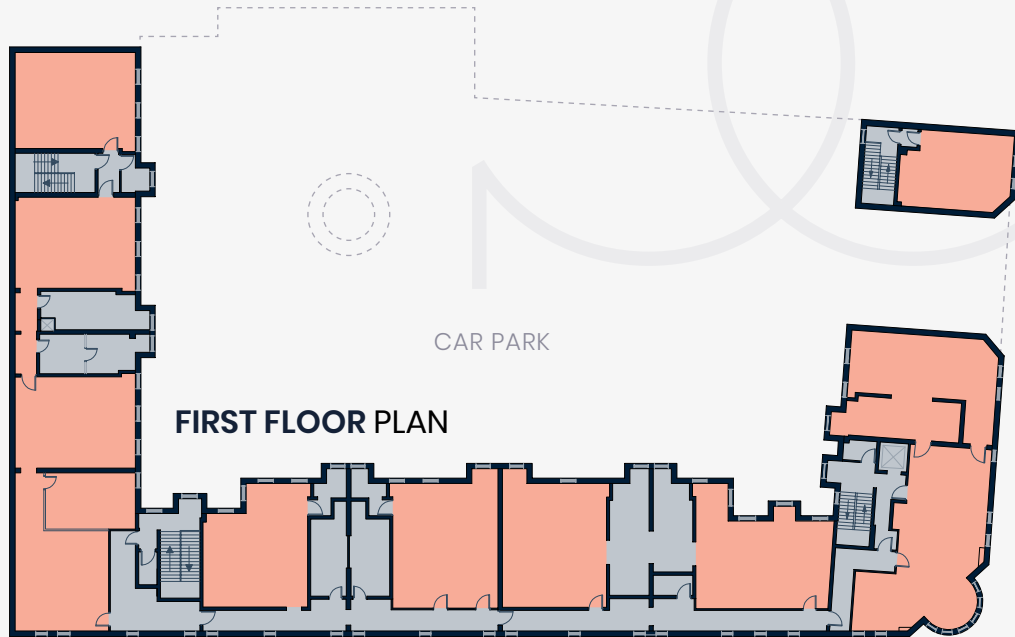
**Cat 2**  
**fluorescent lighting**



**Male & Female WCs**  
on every floor (including  
disabled facilities)



## FLOOR PLAN









## FURTHER INFORMATION

### BUSINESS RATES

The Rateable Value is £217,000 which increases to £221,000 from April 2026.

The Estimated Rates Payable is £119,350.

### EPC

C – 62  
Expiry July 2032

### VAT

We understand the property is elected for VAT.

## VIEWINGS

For further information or to arrange an internal inspection, please contact:

**heb**  
Chartered Surveyors

**WILL TORR**

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February 2026

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