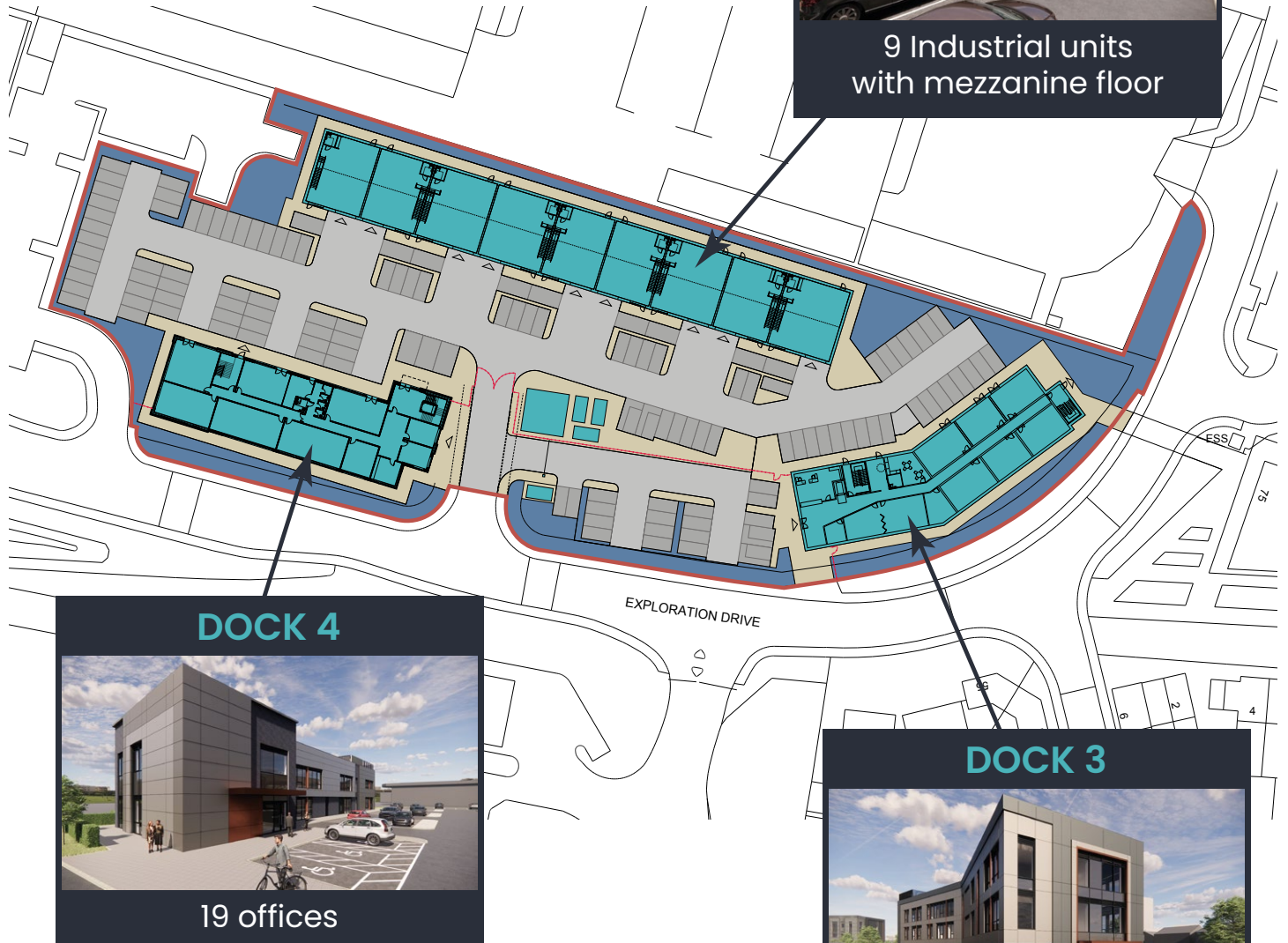


DOCK

Workspace for High Tech
and Innovative Business



DOCK 5



9 Industrial units
with mezzanine floor

DOCK 4



19 offices

DOCK 3



26 offices

- Dock 3-5 opening in Summer 2024 and part of Space City Leicester, one of the largest and most connected Enterprise Zones for space-related activities in the UK
- Net Carbon Zero build
- High quality serviced office and light industrial units
- Flexible leases: serve 3-months' notice at any time
- Great location; 5 mins in car, 10 mins by bike, 30 mins on foot, on the edge of Leicester city centre
- Sizes from 250 to 2500sqft: great for small, medium and large occupiers
- On-site and overflow car park



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**LEVELLING
UP**



Leicester
City Council

For more information:
+44 (0)116 507 5155
DOCK-3@leicester.gov.uk

www.dockleicester.co.uk

DOCK

DOCK 3

Workspace for High Tech
and Innovative Business



- Brand new high-quality net carbon zero Grade A office in Space City
- Reception during office hours
- Visitor, cycle, and on-site parking
- Meeting rooms and showers facility
- Communal kitchen and bin yard
- Alarmed units with out of hours security
- 2-years lease with break clause at any time with 3-months notice
- Electric vehicle charging points
- Opportunity to network and collaborate

DOCK 3 consists of 26 Cat A fit out offices in a variety of sizes starting from 250sqft up to 1,500sqft.



DOCK 3 GROUND FLOOR

For more information:

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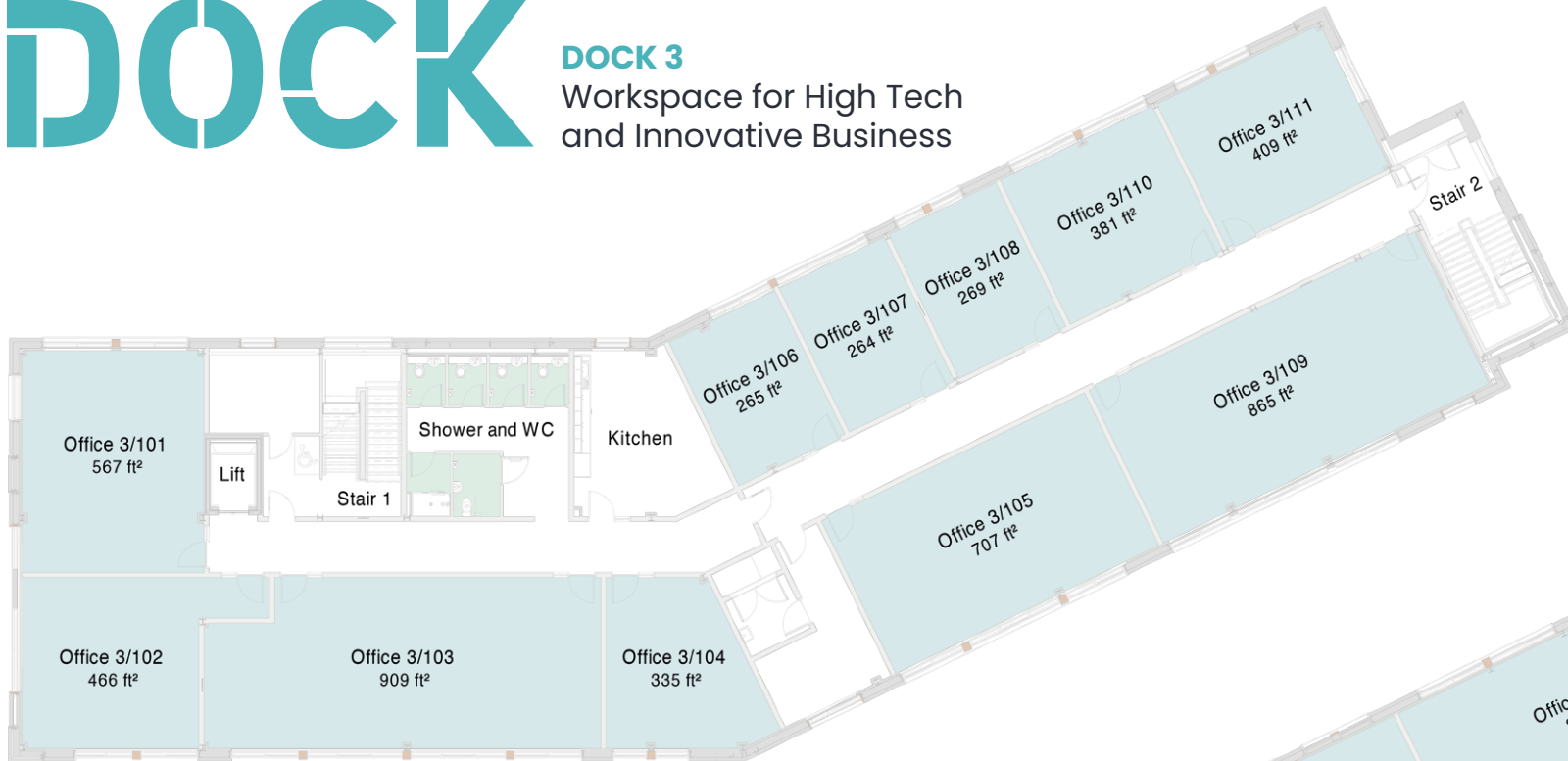


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DOCK

DOCK 3

Workspace for High Tech
and Innovative Business



DOCK 3 FIRST FLOOR



DOCK 3 SECOND FLOOR

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DOCK

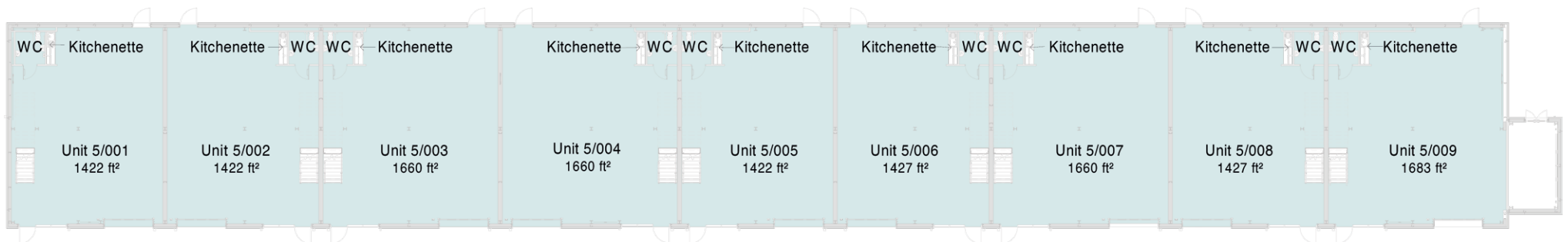
DOCK 5

Workspace for High Tech
and Innovative Business



DOCK 5 consist of 9 light industrial units and with mezzanine floor.
The size in sqft shown in the plan includes the mezzanine area.

- Brand new high-quality net carbon zero Grade A office in Space City
- Reception during office hours
- Visitor, cycle, and on-site parking
- Meeting rooms and showers facility
- Communal kitchen and bin yard
- Alarmed units with out of hours security
- Electric vehicle charging points
- 2-years lease with break clause at any time with 3-months' notice.
- Opportunity to network and collaborate



DOCK 5 GROUND FLOOR

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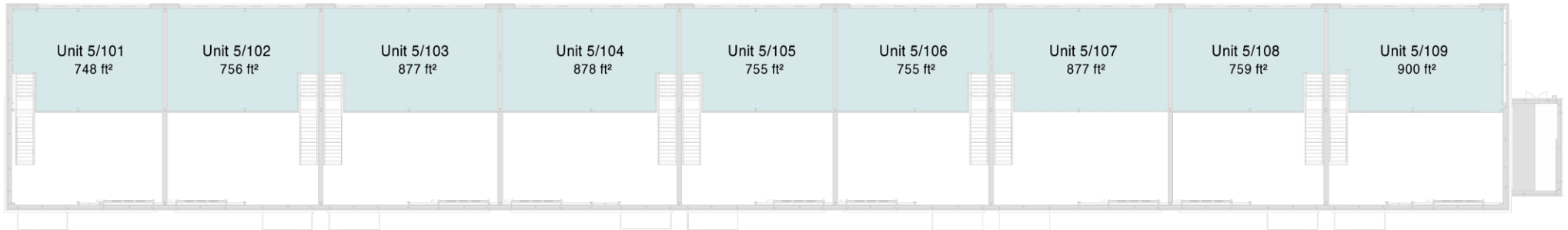
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DOCK

DOCK 5
Workspace for High Tech
and Innovative Business



DOCK 5 MEZZANINE



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