

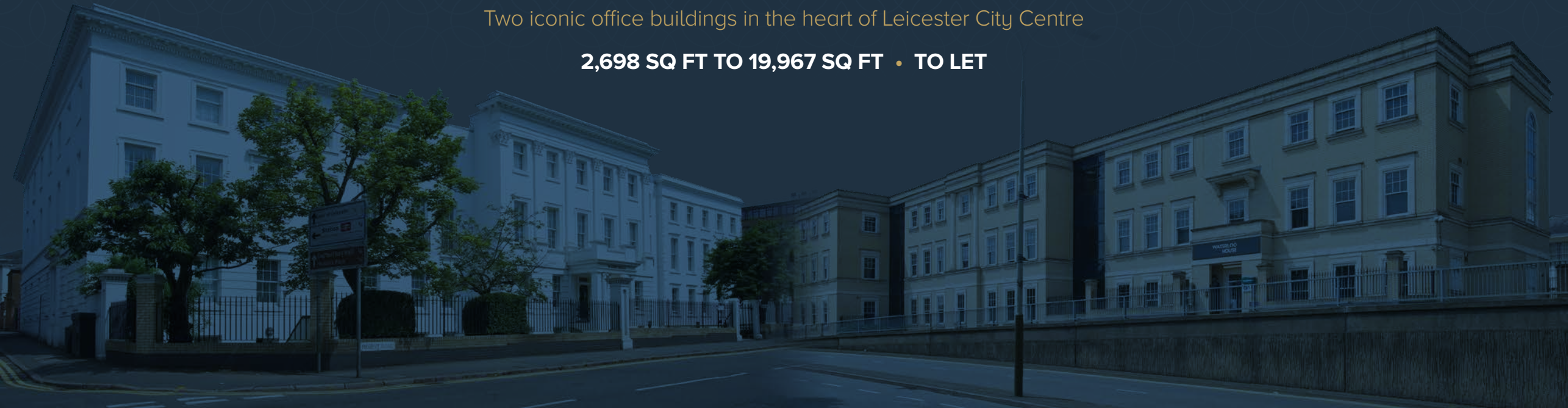


REGENT
HOUSE

WATERLOO
HOUSE

Two iconic office buildings in the heart of Leicester City Centre

2,698 SQ FT TO 19,967 SQ FT • TO LET





location

Leicester is a major East Midlands city lying to the east of the M1 Motorway at Junctions 21 & 22 with Junction 21 being the link with the M69 Motorway accessing easily into the West Midlands.

Waterloo House sits prominently fronting Waterloo Way, while Regent House fronts Regent Road, within Leicester's Professional district. It is an attractive area which was established towards the end of the 19th century. This part of the City has changed little in character and still comprises many Victorian former dwelling houses, some of which remain in residential occupancy to this day.

The properties are a very short walk from New Walk, which forms an historic pedestrianised route running from Granville Road to the south east, through to King Street to the north west. New Walk is an extremely attractive tree lined walkway, originally known as Queens Walk. Originally laid out in 1785 by the Leicester Corporation, New Walk conveniently links the City Centre with the former Race Course which is now Victoria Park.

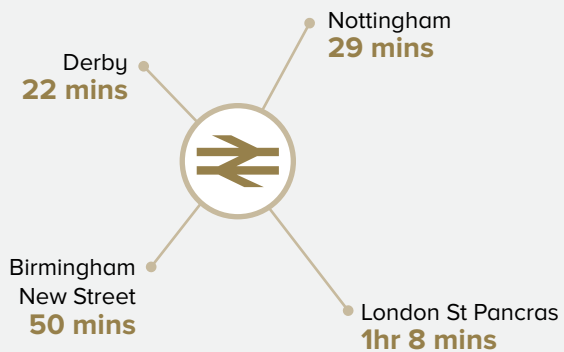
The location is readily accessible by private and public transport and is convenient for City Centre shops, restaurants and leisure facilities. Leicester Railway Station on London Road is a 5 minute walk from the property, providing seamless transport connections to the East Midlands, Birmingham and London.



REGENT HOUSE



WATERLOO HOUSE



where traditional combines with contemporary



in the heart of the city





WATERLOO HOUSE

Waterloo House provides excellent modern office accommodation of a high specification with large open plan floorplates and on-site parking.

The building has recently undergone a full refurbishment programme and the specification of the suites includes raised access floors, suspended ceilings with inset LED lighting, comfort cooling system (ceiling vented), and modern kitchen/breakout areas.

Access to the suites is gained via a welcoming communal lobby. Newly refurbished WC and shower facilities are positioned in the main amenity block for communal use. Externally, there is a secure car park along with ample cycle storage for those bringing bikes to work. An automated barrier system on entry provides secure access.

Fully Let.





RH REGENT HOUSE

Regent House offers the grandeur of an imposing Grade II listed property whilst providing bright and airy modern open plan office space.

The accommodation has been refurbished throughout to include raised access floors, new carpeting, suspended ceilings and comfort cooling system (ceiling vented).

There are a number of suites available either collectively or individually. Access is gained via an inviting ground floor lobby entrance, which leads to a common area stairwell and passenger lift.

There are shared WC facilities on each floor, along with communal shower facilities for tenant use. Externally, there is a large secure car park directly opposite Regent House, accessed via West Street.



REGENT HOUSE

accommodation

Lower Ground Floor:
5,758 sq.ft (534.94 sq.m)

Ground Floor Unit A:
4,122 sq.ft (382.95 sq.m)

Ground Floor Unit B:
2,698 sq.ft (250.65 sq.m)

First Floor:
7,389 sq.ft (686.46 sq.m)

The measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

terms

The suites are available either collectively or individually on new effective fully repairing leases on terms to be agreed.

service charge

A service charge is payable for the maintenance and upkeep of the common areas of the property. Details on request from the agent.

vat

VAT is applicable to the rent.

rent

The lower ground floor suite is available at a quoting rental of £10 per sq ft, whilst the remaining suites are available at a quoting rental of £14 per sq ft.

All rents will be exclusive of rates, service charge and other outgoings and payable quarterly in advance.

costs

Each party is to be responsible for their own legal costs.

floor plan

Floor plans for the building are available upon request from the agents.





define, design, manage & fit out

Define your space with Blueprint

With no obligation and no fee, the landlords have partnered with Blueprint Interiors to help you define what you want from your new office at Regent House or Waterloo House.

We'll explore any issues you're having with your current workspace and once we've clarified your needs, we'll start to come up with space planned options for the suites available. You may already have an idea of how many square feet your business requires, so we'll help you realise those thoughts by showing you how your business would fit at Regent House or Waterloo House.

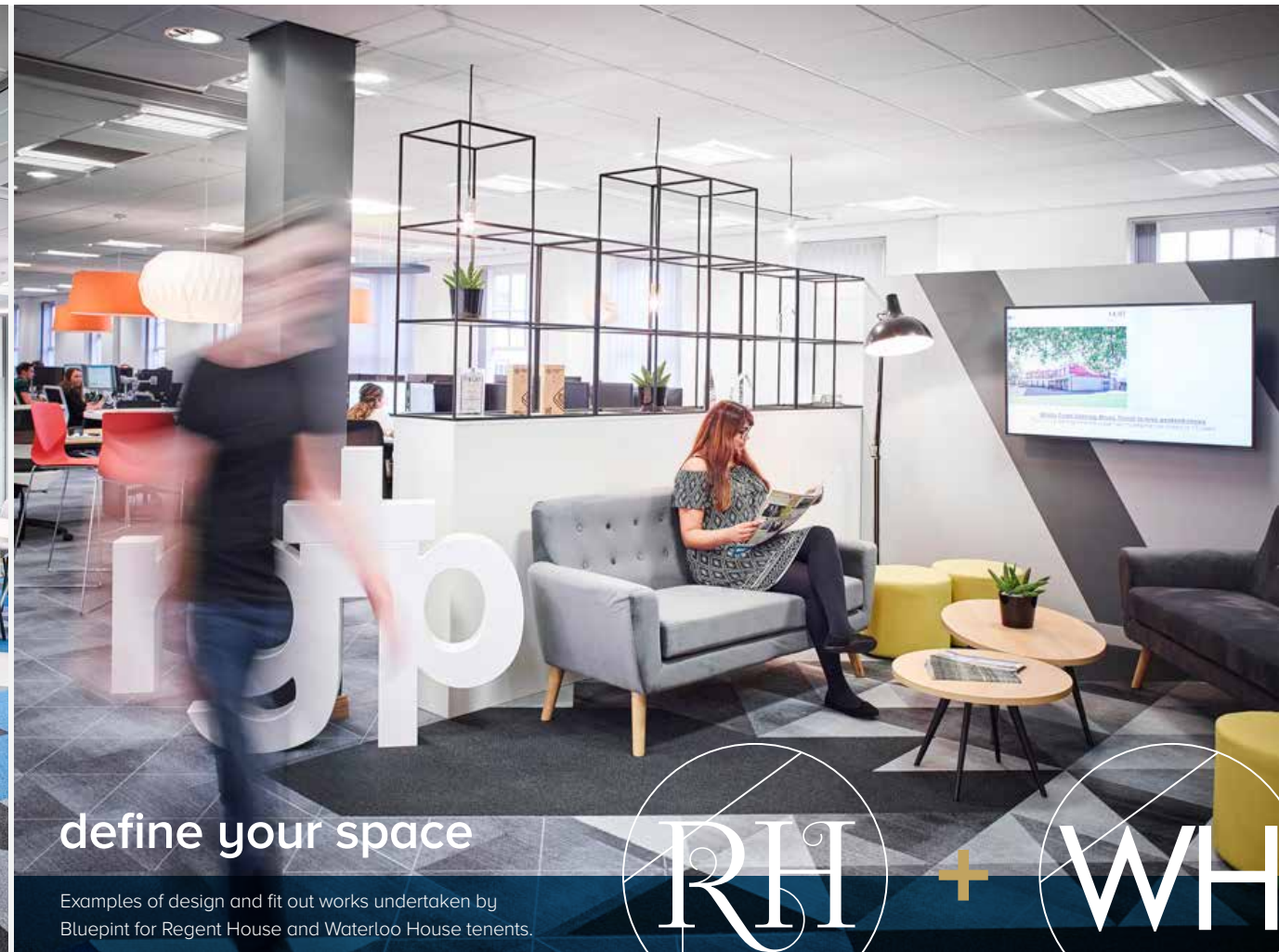
To bring our ideas alive, we'll create a personalised brochure illustrating your options. We'll also help you form your project budget for the fit out and move costs involved with your relocation.

At every stage, we'll help you understand all the options, so you can be confident you're making the best decisions.

www.blueprintinteriors.com



BLUEPRINT
MAKING SPACE WORK



define your space

Examples of design and fit out works undertaken by Blueprint for Regent House and Waterloo House tenants.



viewing

By appointment only, please contact the sole agent.

**INNES
ENGLAND**

MAKE A GREAT DECISION

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REGENT
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