



Peat House, 1 Waterloo Way, Leicester, Leicestershire LE1 6LP

Prestigious office suites

- ▶ **3,326 sq ft - 10,750 sq ft**
- ▶ **High specification**
- ▶ **Secure on-site car parking**
- ▶ **Rent on application**

For enquiries and viewings please contact:



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Location

Peat House is located on Waterloo Way at the intersection of London Road and Granby Street. The city centre and Highcross are only a few minutes walk away and the Midland Mainline Station lies opposite.

Communications are excellent with Waterloo Way forming part of the inner ring network facilitating access to all other parts of the city and motorway junctions at 21 and 22 of the M1.

Description

The available suites come in a variety of sizes and provide clear, flexible and excellent quality accommodation that are all accessed from recently refurbished common parts and the main ground floor reception.

Secure undercroft car parking is available with direct access into reception.

The floors are finished to a high specification.

Accommodation

	Sq M	Sq Ft
Second Floor	309	3,326
Fourth Floor	998.7	10,750
Total	998.7	10,750

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

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

Rent

Rent on application

VAT

VAT is applicable to the rent.

Legal Costs

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

EPC

The building has a rating of D-76

Viewings

Viewings are by appointment with Innes England or our joint agents Phillips Sutton.

Date Produced: 15-Feb-2022



