

# TO LET

£2,859 PCM

## Serviced Office

162.58 sq m (1,750 sq ft)



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Waterloo Way  
Leicester  
LE2 0QP



## DESCRIPTION

Available Now

- The reception area makes a statement to staff and clients
- Secure cycle parking
- Double glazed windows with excellent natural light
- Full access raised floors
- Carpeted throughout
- Suspended ceilings with recessed lighting
- Large boardroom
- A strong local labor pool



Car Parking



Kitchen/  
Breakout



Hot & Cold  
AC Units

## DESCRIPTION

This exceptional property features serviced offices within a modern, high-specification headquarters building, offering premium quality throughout. Upon entry, you're greeted by a welcoming shared reception area, providing easy access to the offices.

Each level is equipped with well-appointed kitchenettes and WC facilities, designed to meet the highest standards of functionality and comfort, ensuring a seamless working experience



Waterloo Way, Leicester, LE2 0QP



## ACCOMMODATION

### Specification

Offices from 200sqft to 1,750 sq ft

Price includes rates, utilities, maintenance

The office is private, secure & lockable

Access to use the office is 24/7

Access to all the shared facilities within business hours

Meeting rooms can be booked on an Ad hoc basis

Ample Cycle Parking

Car parking Facilities

## TENURE

The property is available by way of month to month terms to be agreed.

## GUIDE RENT

£34,308 (Thirty four thousand and three hundred and eight pounds.) per annum inclusive.

## VAT

VAT will be applicable to the rent.

## SERVICE CHARGE

None



Waterloo Way, Leicester, LE2 0QP





## BUSINESS RATES

Local Authority: City of Leicester

Period: 2023/2024

Rateable Payable: £None

## LEGAL COSTS

None

## PLANNING

The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the local planning authority.

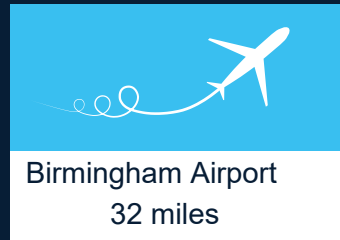
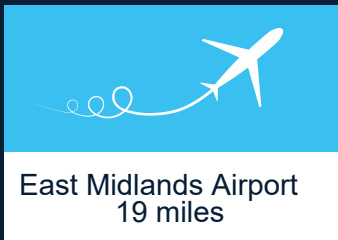
## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



Waterloo Way, Leicester, LE2 0QP





## LOCATION

Leicester, the largest city in the East Midlands, located about 100 miles north of London, 30 miles south of Nottingham, and 43 miles east of Birmingham, it's superbly connected by road, rail, and air. Leicester Railway Station, offers a direct line to London St. Pancras in just 1 hour and 5 minutes. Additionally, East Midlands Airport is easily accessible, providing international flight options.



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# FLOOR PLAN

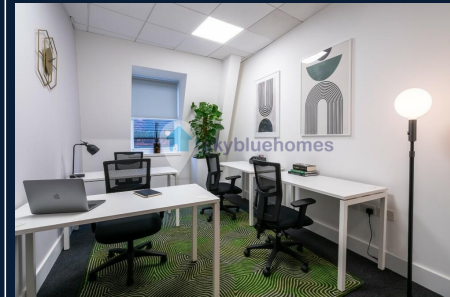


## 3D VISUALISATION

CGI IMAGE FOR VISUALISATION AND MARKETING PURPOSES ONLY







## FURTHER INFORMATION

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**skybluehomes**  
Lettings and Property Management

Sky Blue Homes Ltd. Company No: 07394512

### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Sky Blue Homes do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.

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