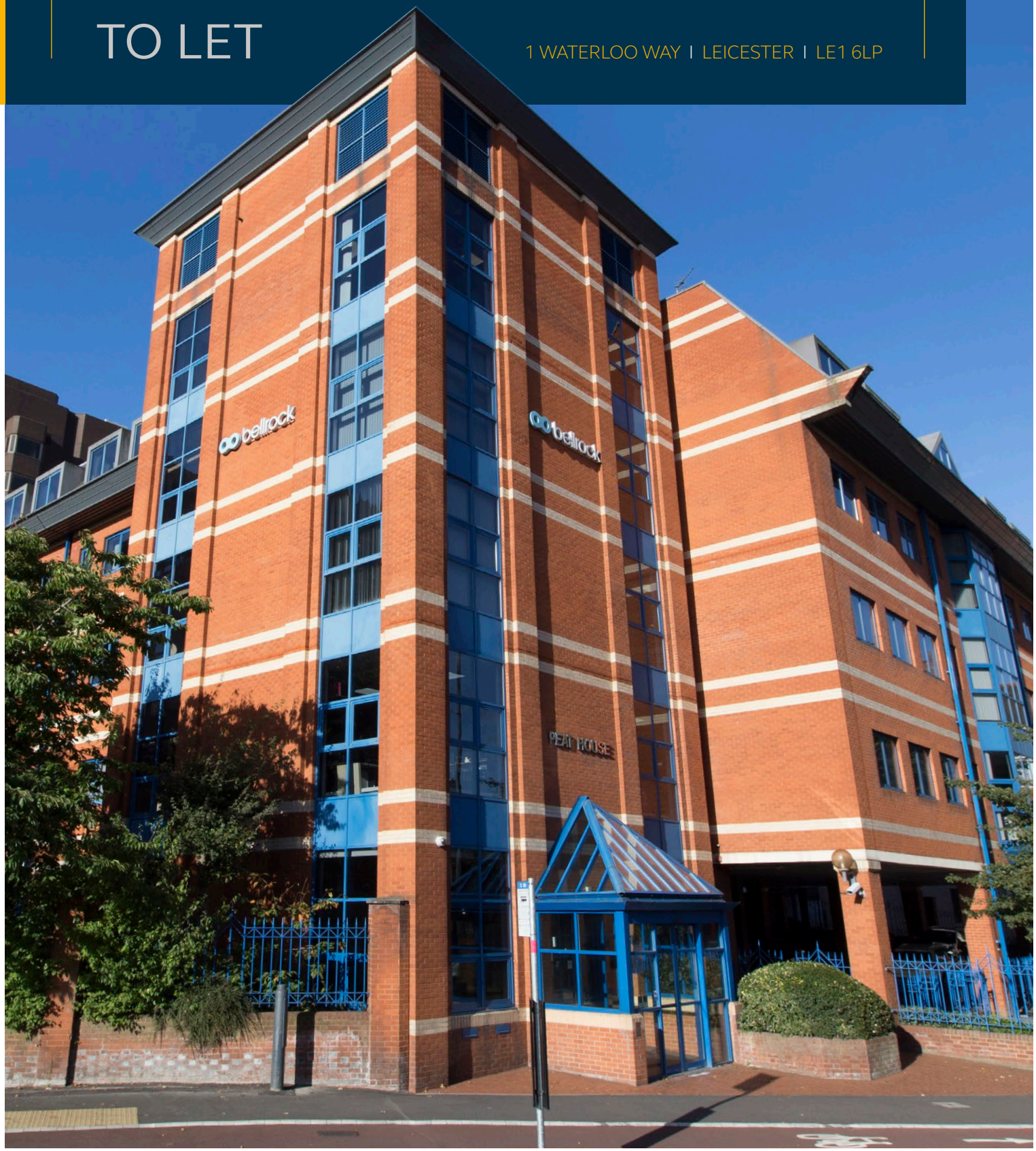
PEAT HOUSE

TO LET

Prestigious office space
3,326 & 14,291 sq ft
(309 & 1,327.66 sq m)

1 WATERLOO WAY | LEICESTER | LE1 6LP



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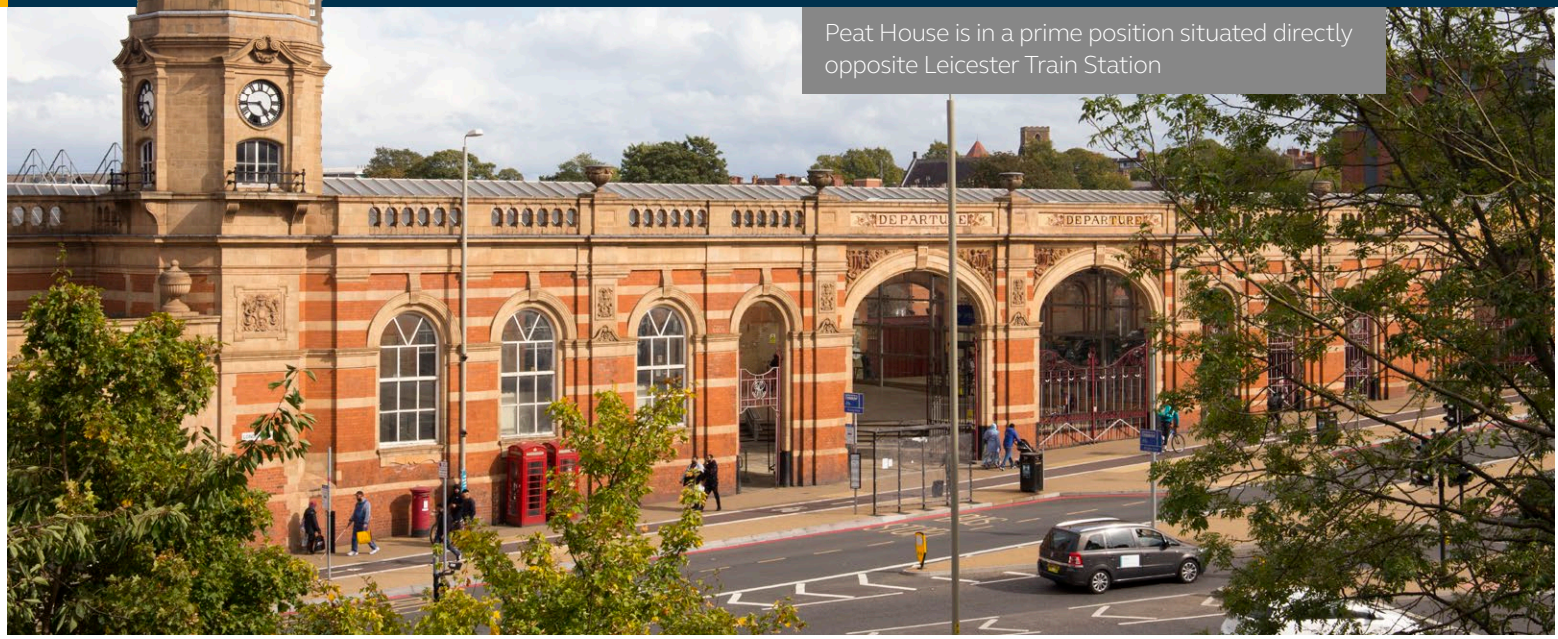
Peat House is a prestigious office building that is located within the city's prime office core.

The spaces provide clear, flexible and excellent quality accommodation that is accessed from recently refurbished common parts and the main ground floor reception.

Secure under croft car parking is available with direct access into reception.



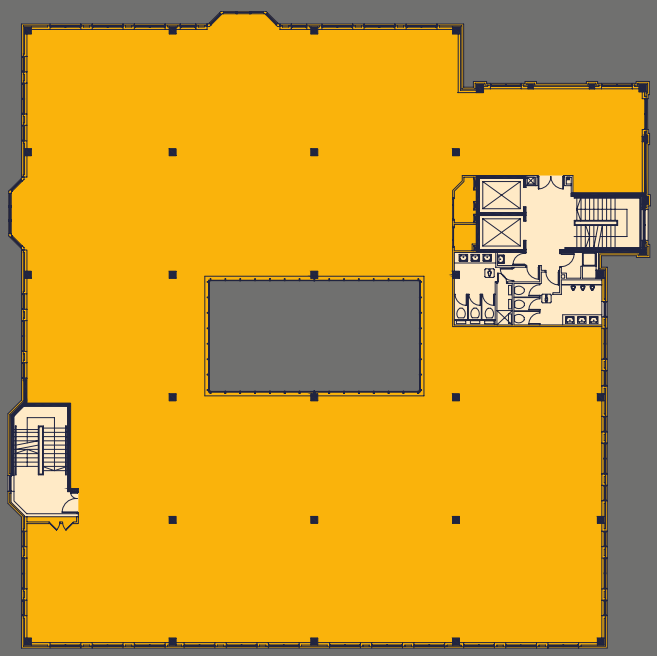
Peat House is in a prime position situated directly opposite Leicester Train Station

Second Floor



	sq m	sq ft
Second Floor - Suite 3	309	3,326

Third Floor



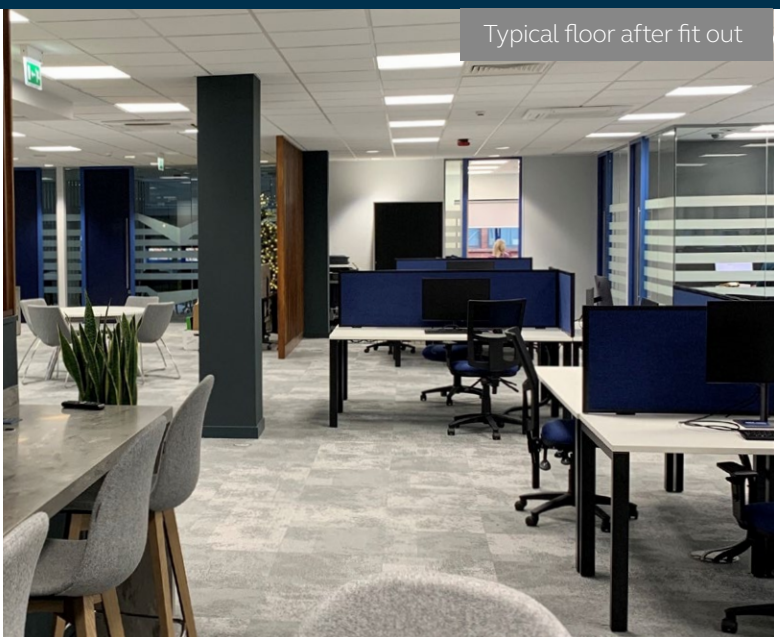
	sq m	sq ft
Third Floor	1,019	10,965

Specification

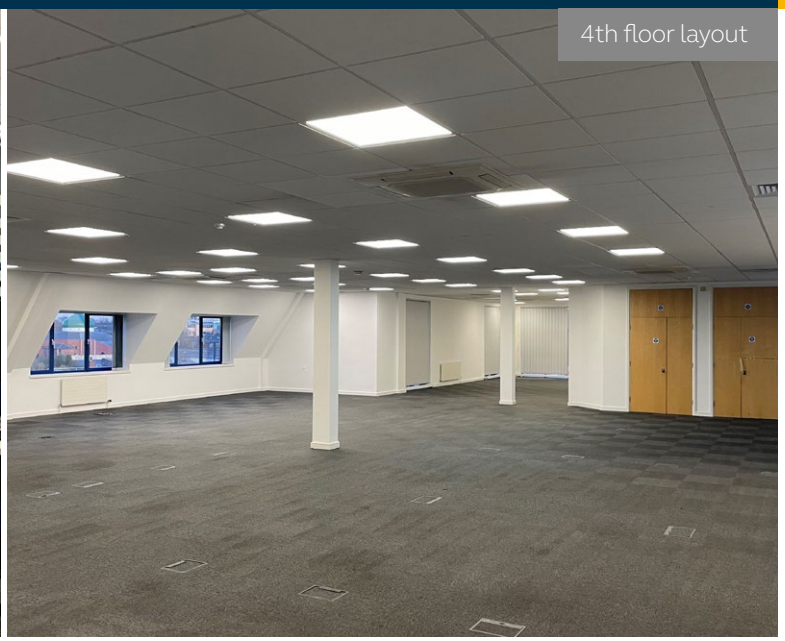
The floors are finished to a high specification, which includes the following:

- Substantially comfort cooled throughout
- Suspended ceilings
- Recessed lighting
- Fully accessible raised floors
- Fully carpeted
- Quality reception area
- On-site security
- Secure on-site car parking spaces



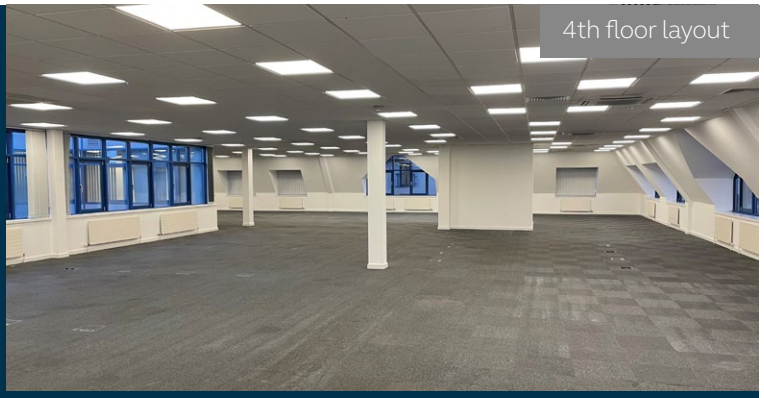


Typical floor after fit out



4th floor layout





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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.

Lease

The accommodation is available on new fully repairing lease for a term to be agreed.

Terms

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

Legal costs

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

VAT

VAT is applicable to the rent.

EPC

The building has a rating of D-76.





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