

Prestigious office suites  
from 5,285 to 27,000 sq ft

**TO LET**

# Peat **HOUSE**

1 Waterloo Way | Leicester LE1 6LP



# Peat HOUSE

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

## SPECIFICATION

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

- ▶ Substantially air-conditioned throughout
- ▶ Suspended ceilings
- ▶ Recessed lighting
- ▶ Full accessible raised floors
- ▶ Fully carpeted
- ▶ Quality reception area
- ▶ On-site security
- ▶ Secure on-site car parking spaces



Refurbished open plan office space

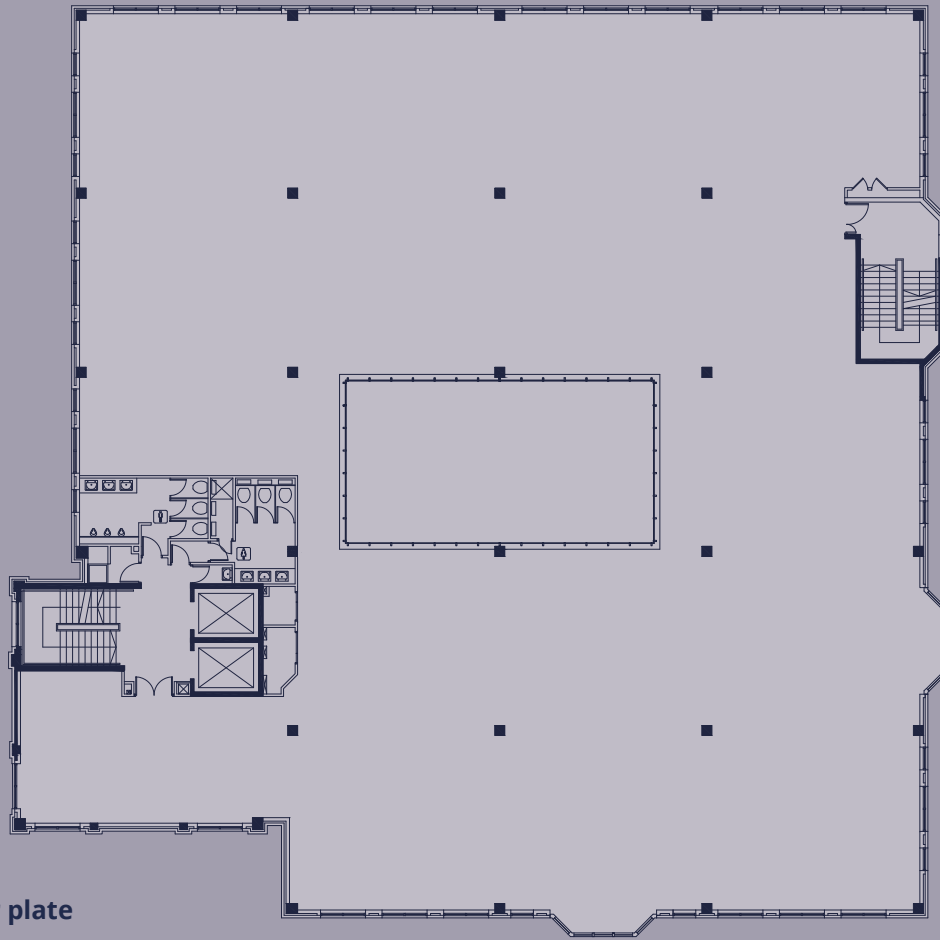


Secure parking



Excellent natural light

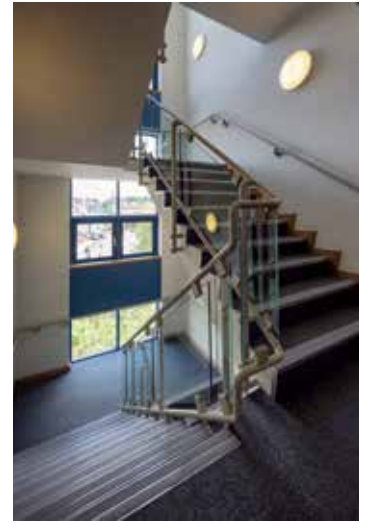




Typical floor plate



Refurbished reception area



Open plan office space

## ACCOMMODATION

	SQ M	SQ FT
Second floor	491	5,285
Third floor	1,019	10,965
Fourth floor	999	10,750
<b>Total</b>	<b>2,509</b>	<b>27,000</b>





## LOCATION

Peat House is located on Waterloo Way at the inter-section 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 road network facilitating access to all other parts of the city and motorway junctions at 21 and 22.



## CONTACT

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## LEASE

The suites are available either collectively or individually on new fully repairing leases for a term to be agreed.

## LEGAL COSTS

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

## TERMS

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

## VAT

VAT is applicable to the rent.