

Prestigious Office Suites

- ▶ Suites from 560 sq ft
- ▶ Quality reception area
- ▶ Conveniently located close to the city centre and railway station
- ▶ Price on application

For enquiries and viewings please contact:



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Arnhem House, 31 Waterloo Way, Leicester LE1 6LR

Location

The building is ideally situated opposite the mainline railway station on London Road and falls within the prime professional office district of the city.

Nearby occupiers include Charles Alexander, Handelsbanken and NHS. The city centre retail amenities are within a few minutes walking distance via Granby Street.

The St Georges cultural quarter also lies in walking distance. The cultural quarter provides a lively mix of theatre, cinema, restaurants and bars, including The Curve and Phoenix Square.

Description

Arnhem House is a prestigious landmark city-centre building, offering high specification office suites. The building incorporates an impressive ground floor reception area, with lifts to each upper floor.

The specification includes the following:

- * Open plan accommodation
- * Raised floors
- * Suspended ceilings and recessed lighting
- * Secure on-site car parking
- * On-site commissionaire

Accommodation

	Sq M	Sq Ft
Part 3rd Floor	664.6	7,154
Part 4th Floor	52	560
Part 4th Floor	477.6	5,141
Total	1,194.2	12,855

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

Services

We understand all mains services are connected to the property. Each suite has the benefit of full air-conditioning.

Planning

The premises have an authorised use for office purposes.

Tenure

The premises are available by way of flexible fully repairing and insuring leases, on terms to be agreed.

Rates

The property is to be separately assessed for rating purposes.

Service Charge

A service charge for the upkeep of the common areas and structure of the building is charged back to the tenants on a proportionate basis. Further information is available on request.

Rent

Price on application

VAT

VAT is payable on the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: Rating 94, Band D.

Viewing

Viewings are by appointment with Innes England.

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