

‘Under-used’ offices could become 268-bed student scheme

Two neighbouring office blocks close to Leicester Station and the University of Leicester could be turned into student accommodation.

A student developer is interested in adding more stories to Regent House and Waterloo House, next to Tigers Way, and creating a 268 bed student scheme.

Development plans show that Rumrat Ltd also wants to build a five-storey block of flats on a car park over the road from the offices.

It says the current office spaces are underused, with many of the units vacant – [though there are some established tenants](#) – and said it believes the city needs more student accommodation.

It says the site in [Leicester’s New Walk conservation area](#) is well located due to its proximity to both the University of Leicester and De Montfort University.

Under the plans there would be 211 cluster flat and studio bed spaces in the renovated space, and 57 in the new build block.

Vehicle access to the site would be via West Street, documents show, and there would be around 15 parking spaces and 154 cycle spaces.

The applicant said it has taken advice from Leicester City Council Council over the proposed development.

It believes its plans will cause no harm to the historic significance of the Grade II-listed Regent House, and will bring “less than substantial harm” to surrounding listed buildings – including the neighbouring Paget House and

Leicester Museum – or the wider conservation area.

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