



COMMERCIAL PROPERTY PARTNERS

To Let
2nd Floor, 11 Leopold Street
Sheffield
S1 2GY



Modern City Centre Office 1,030 Sq Ft (95.69 Sq M)

- Fibre broadband connected building
- New shower facilities
- Modern reception

Modern City Centre Office

1,030 Sq Ft (95.69 Sq M)

Location

Abbey House is situated at the very heart of Sheffield City Centre, adjacent to the main retail area, providing excellent amenities on your doorstep, including Leopold Square opposite. The property has excellent public transport links with bus routes running directly outside and the Sheffield Super Tram running adjacent. Sheffield Train Station is also within a short walk. There are also various car parking opportunities within very close proximity to Abbey House.

Description

The property provides modern office accommodation, suitable for any business seeking high quality office space in the heart of Sheffield's city centre. Specification includes:-

- Fibre Broadband available (5MB upload and download)
- Comfort cooling and heating
- Perimeter trunking
- Solar tinted double glazing
- Modern reception
- Video intercom door access system
- 2 x 6 person passenger lifts
- Male, female and disabled WC's
- Shower facilities - newly installed

Accommodation

DESCRIPTION	SQ FT	SQ M
Floor 2 (a)	1,030	95.69
TOTAL	1,030 SQ FT	95.69 SQ M

Terms

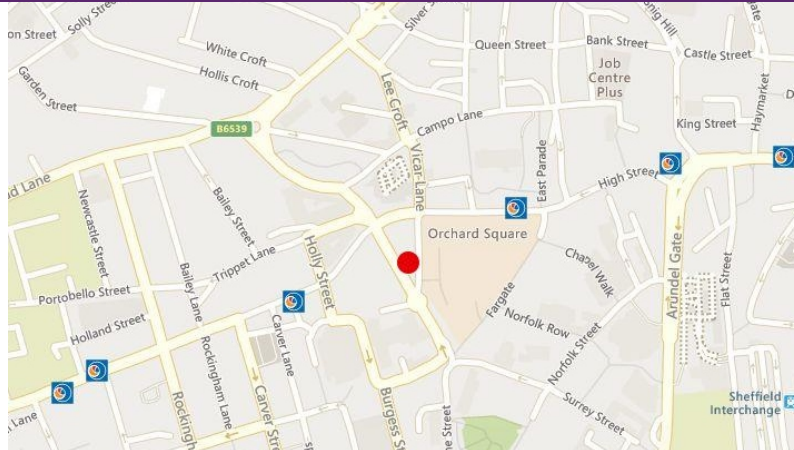
The premises are available to let by way of a new lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
 Rob Darrington MRICS Mr Max Pickering MRICS
 T: 0114 270 9163 T: 0114 2738857
 M: 07506 119 770 M: 07835 059363
 E: rob@cpppartners.co.uk E: max@cpppartners.co.uk

November 2021



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.