



COMMERCIAL PROPERTY PARTNERS

**To Let**  
4th Floor, 11 Leopold Street  
Sheffield  
S1 2GY



## Fully Fitted City Centre Office Suite

809 Sq Ft (75.16 Sq M)

- Excellent Public Transport Links
- Furniture, desks and fibre broadband included
- Easy in, Easy out lease terms!

# Fully Fitted City Centre Office Suite

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## 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, where there are numerous bars, restaurants and a boutique hotel.

The location has excellent public transport links with numerous bus routes running directly outside and the Sheffield Super Tram running adjacent. Sheffield Train Station is also within a short walk. There are also numerous 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. The office is fully fitted with desk spaces, kitchen appliances and will include Fibre broadband.

Specification includes:-

- > Fully fitted offices
- > Desks and chairs for 9 staff
- > Fibre Broadband included
- > 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 4	809	75.16
<b>TOTAL</b>	<b>809 SQ FT</b>	<b>75.16 SQ M</b>

## Terms

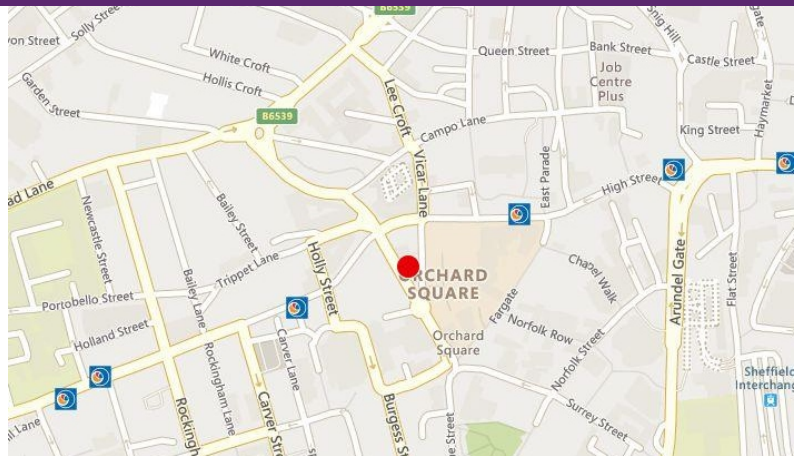
The property is available to let by way of a new lease on flexible lease terms to be agreed.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## EPC Rating

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.

## Further Information

For further information please contact the sole agents CPP  
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