



COMMERCIAL PROPERTY PARTNERS

**To Let**

Abbey House, 11 Leopold Street  
Sheffield  
S1 2GY



809 - 2,948 Sq Ft (75.16 - 273.87 Sq M)

- Prime City Centre Location
- Fibre Broadband Package Included
- Newly Installed Shower Facility

# 809 - 2,948 Sq Ft (75.16 - 273.87 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, where there are numerous bars, restaurants and a boutique hotel.

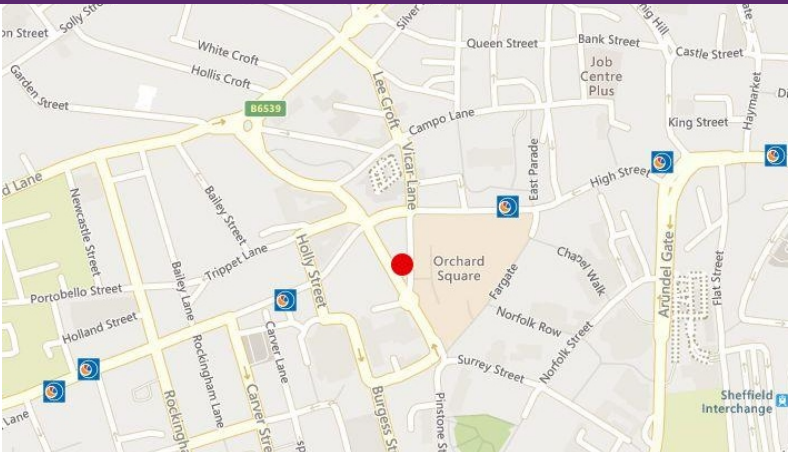
The location has excellent public transport links with numerous bus routes running directly outside and the Sheffield Super Tram running adjacent. Sheffield Train Station is also within a short walk. There are also numerous car parking opportunities within very close proximity to Abbey House.

## Description

The property provides accommodation ranging from 900 sq ft, suitable for any business seeking high quality office space in the heart of Sheffield's city centre. Specification includes:

- 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
- FIBRE Connected into the building

Offices are available to let on new lease terms to be agreed.



## Accommodation

| DESCRIPTION | SQ FT       | SQ M        |
|-------------|-------------|-------------|
| 2nd Floor   | 1,030       | 95.69       |
| 4th Floor   | 809         | 75.16       |
| 5th Floor   | 1,109       | 103.03      |
| TOTAL       | 2,948 SQ FT | 273.87 SQ M |

## 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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