



COMMERCIAL PROPERTY PARTNERS

To Let
Abbey House, 11 Leopold Street
Sheffield
S1 2GY



Modern City Centre Office

809 Sq Ft (75.16 Sq M)

- All Inclusive Rent of £1,950 pcm (Rent, Service Charge, Utilities & Business Rates included)
- New Shower Facilities
- High Quality Furnished Office Accommodation

Modern City Centre Office

809 Sq Ft (75.16 Sq M)

Location

Abbey House is situated at the very heart of Sheffield City Centre, providing excellent amenities on your doorstep, including Leopold Square and All Bar One on the ground floor. The property has excellent public transport links with bus routes and the Sheffield Super Tram running adjacent. Sheffield Train Station is also within a short walk. There are a large number of car parks within very close proximity.

Description

The property provides accommodation suitable for any business seeking high quality office space in the heart of Sheffield's city centre.

Specification includes:

- > Fully fitted office
- > Fibre Broadband & Free Wifi
- > Comfort cooling and heating
- > Solar tinted double glazing
- > Modern reception
- > Kitchen fitted with coffee machine and appliance's
- > 24/7 Access
- > Shower facilities - Newly Installed

Accommodation

DESCRIPTION	SQ FT	SQ M
4th Floor	809	75.16
TOTAL	809 SQ FT	75.16 SQ M

Terms

The suite is available to let on an all inclusive rent of £1,950 pcm.

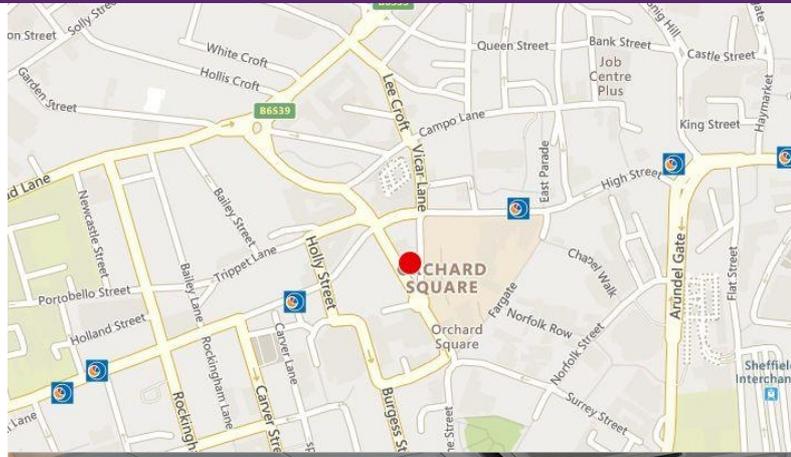
(Rent, Service Charge, Utilities & Business Rates included)

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 Alfie Broughton
T: 0114 270 9163 T: 0114 2738857
M: 07506 119 770 M: 07887 492745
E: rob@cpp.uk E: Alfie@cpp.uk

February 2026



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.