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

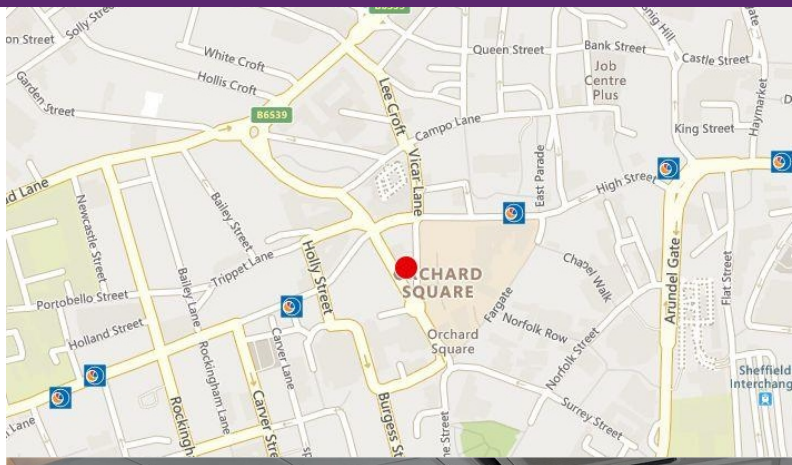
DESCRIPTION	SQ FT	SQ M
4th Floor	809	75.16
TOTAL	**809 SQ FT**	**75.16 SQ M**

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

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