COMMERCIAL PROPERTY PARTNERS

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



TO LET - Modern Office Space

809 - 2,030 Sq Ft (75.16 - 188.59 Sq M)

- Prime City Centre Location
- Fibre Broadband Package Included
- Newly Installed Air Conditioning System

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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 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:

Newly Installed comfort cooling and heating
New shower
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	1,211	112.5
4th Floor	809	75.16
TOTAL	**2,030 SQ FT**	**188.59 SQ M**

Terms

New lease terms to be agreed.

VAT

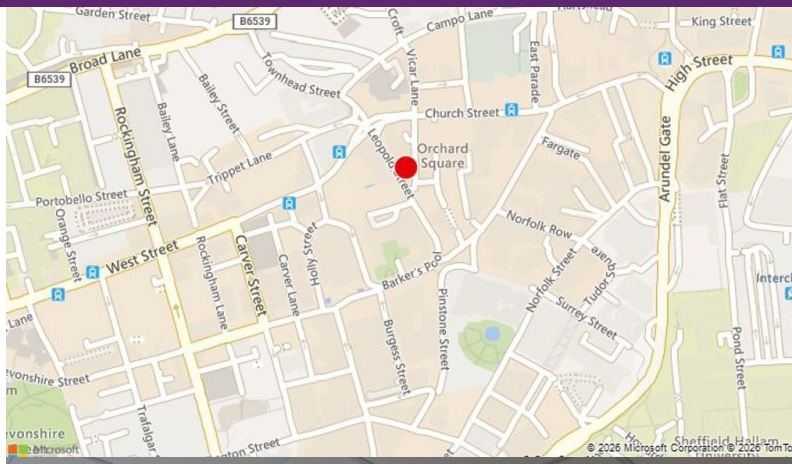
All figures are quoted exclusive of VAT at the prevailing rate.

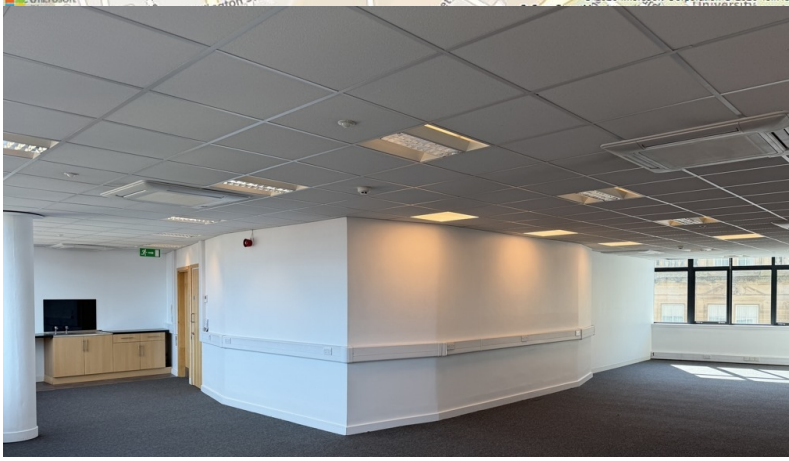
Rateable Value

Can be provided upon request.

EPC Rating

EPC Can be provided 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 bear their own legal cost.

Further Information

For further information please contact the sole agents CPP

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