

TO LET SELF-CONTAINED OFFICE / STUDIO SUITABLE FOR A RANGE OF USES (STP)

3,258 ft²

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

THE SHARD, 7B LEOPOLD SQUARE, SHEFFIELD, S1 2JG



- ◇ Rare self-contained unit
- ◇ Prominently positioned facing West Street
- ◇ Unique building design
- ◇ Excellent signage/display opportunities
- ◇ Impressive floor to ceiling height
- ◇ Fitted for office use but suitable for a range of uses (STP)

DESCRIPTION



This self-contained suite is available for immediate occupation.

It has its own dedicated entrance at Ground Floor at the junction to Leopold Square and West Street.

The offices are predominantly open plan with full height glazing and benefit from the following specification:

Specification

- Comfort cooling
- Fitted kitchen
- Partitioned meeting room
- DDA compliant
- Raised access floors
- Intercom entry system
- Lift
- Carpeting
- LED lighting

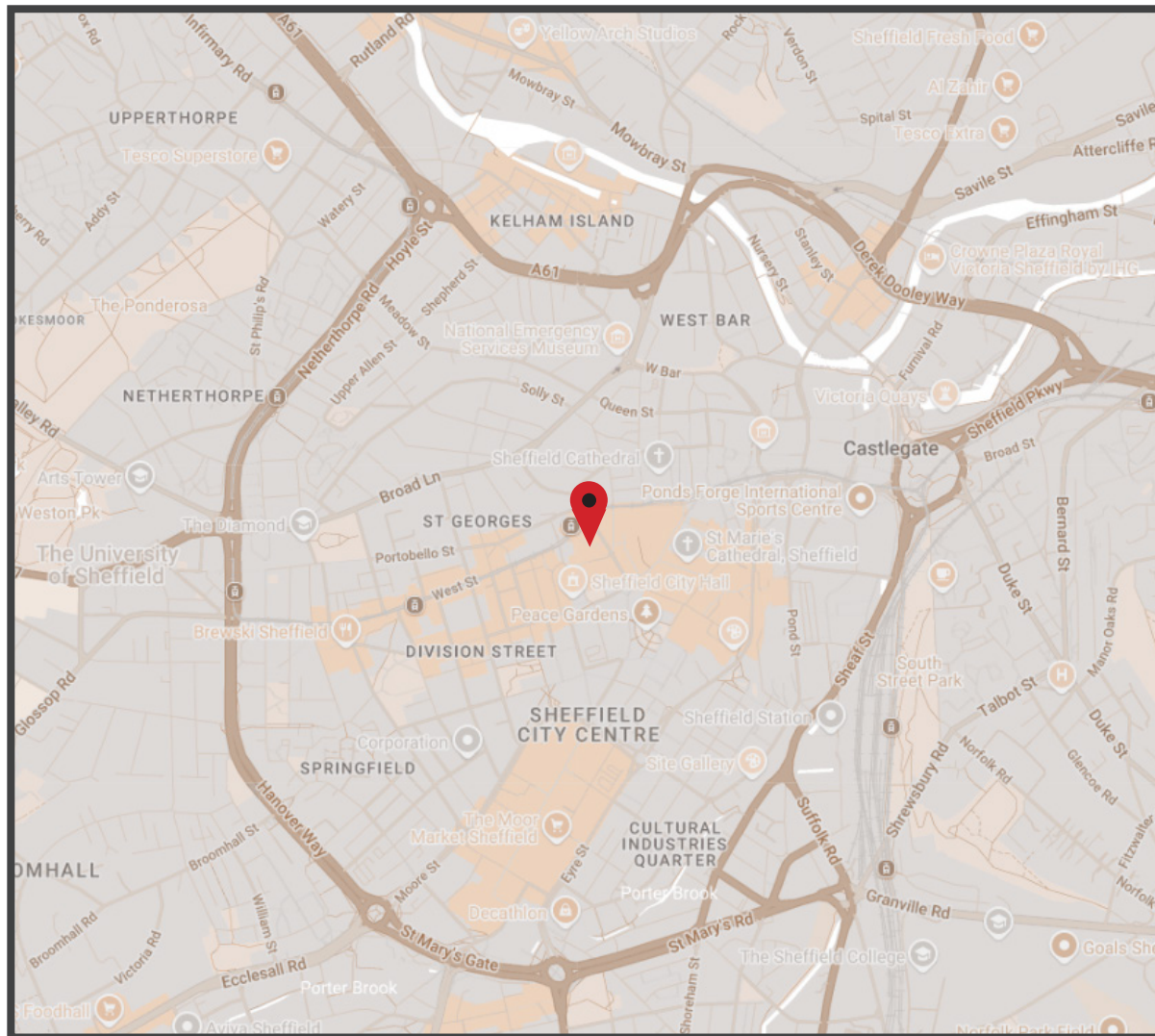
Accommodation (NIA)

Floor	Sq. M.	Sq. Ft.
Ground	302.7	3,258
Total	302.7	3,258

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LOCATION



- The property occupies a prominent position within the Central Business District overlooking both West Street and the popular Leopold Square with its hospitality offer. It is well placed for public transport including bus and Supertram and is close to both street and multi storey car parking.
- Leopold Square provides an oasis within the city and has hospitality on offer including the Leopold Hotel, Cubanas, Zizzi Pizza, Wagamamas and Pho. Close by are also All Bar One, Manhatta and Pitcher & Piano.
- The location is on the doorstep of both Fargate and Pinstone Street, leading to The Moor, so well placed for retail. Nearby are Tesco Express, M&S, Costa Coffee, Caffè Nero and 200 Degrees.
- The property can be approached from West Street at the junction with Leopold Street or by cutting into Leopold Square and the office premises are located on the top floor above Zizzi.



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GALLERY



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Viewing & further information

Please contact the joint letting agents:

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Terms

The suite is available on a new lease. Flexible lease terms are available.

Rent:

£15 per sq ft (£48,870 per annum)

EPC:

The property's energy rating is E (111). A full copy of the certificate is available upon request.

Business Rates:

Interested parties are advised to make their own enquiries with the local authority.

Service Charge:

There is a service charge for both the building and wider estate. Further information on request.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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