



Leah's Yard, Unit FE6, Cambridge Street, Sheffield, S1 4TY

To Let | 1,209 sq ft

Open plan office/studio in Leah's Yard. Ready for immediate occupation

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Summary

- Rent: £2,750 per month plus VAT
- EPC: A (13)
- Lease: New Lease

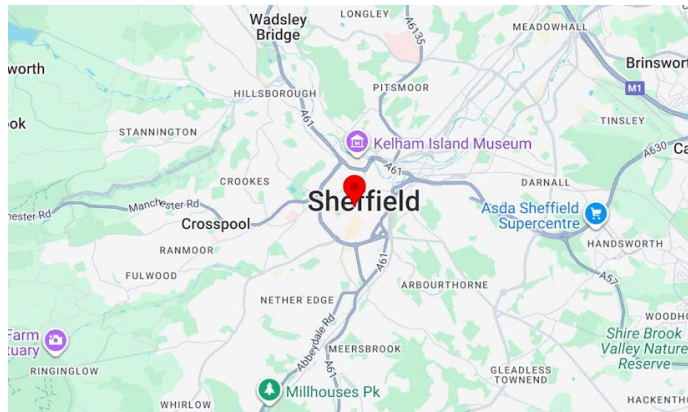
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The property is a 1,209 sq ft open plan, first floor office/studio based in Leah's Yard.

Leah's Yard is one of the most exciting destinations in Sheffield City Centre. It is home to a wide array of retail, food, drink and leisure businesses. For more information on Leah's Yard - www.leahsyard.com.

Location

Located in Sheffield city centre, the Grade II* listed Leah's Yard has been reimaged as a vibrant hub bringing together Sheffield's independent retailers, food and beverage, and small businesses. The Cambridge Street Collective is also on the doorstep and forms part of the Heart of the City redevelopment.

In due course, the revitalised Coles Brothers building will be immediately opposite and will add to the general appeal and marketability of the area - enhancing it's growing reputation as an attractive place to work, shop and eat.

Accommodation

Name	Building Type	sq ft	Rent	Availability
1st - Unit FE6	Office	1,209	£2,750 /month plus VAT	Available



Specifications

The property benefits from the following:

- Open plan space
- Suitable for office/studio use
- Air conditioning
- Flooring
- Shared WC's
- DDA compliant

Terms

The suite is available to let as a whole by way of a new FRI lease on terms to be agreed at an annual rent of £2,750 (plus VAT) per annum. Our client is also open to discussing incentive(s) for the right tenant. A service charge will apply. Alternatively, the suite is available on a fully serviced basis at a cost of £285 (plus VAT) per desk per month (based on a minimum of 18 desks, and to include electricity, cleaning and wifi (but excluding furniture)).

