

Abbey House, 2nd Floor, 11 Leopold Street, Sheffield, S1 2GY

To Let | 1,030 sq ft

Modern fully fitted city centre office with excellent amenities on the doorstep

Abbey House, 2nd Floor, 11 Leopold Street, Sheffield, S1 2GY

Summary

- Rent: £15,587 per annum
- Lease: Assignment

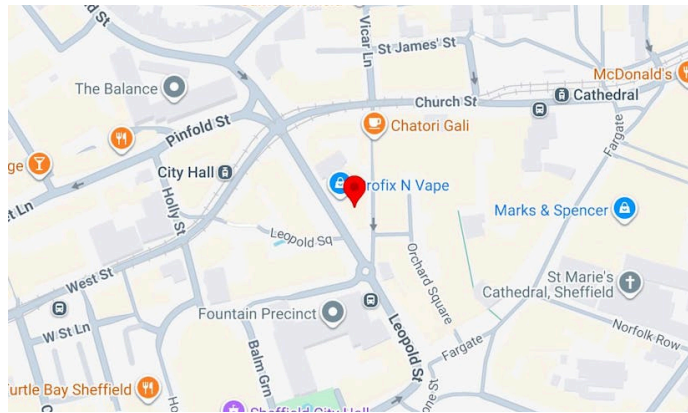
Further information

- [View details on our website](#)

Contact & Viewings



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co



Description

Abbey House provides modern office accommodation, suitable for any business seeking high quality office space in the heart of Sheffield's city centre. The building's general specification includes the following:-

- Comfort cooling and heating
- 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
- Shower facilities – newly installed

Suite 2a itself is offered fully fitted. The flooring, decor and office furniture is modern and its corner aspect means it enjoys a bright environment with lots of natural light and panoramic views. The suite is largely open plan with a separate meeting room and kitchen.

In addition, our client has invested in enhanced fibre internet provision to the suite, and is prepared to make this available to the incoming tenant also by way of separate negotiation.

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. The property has excellent public transport links with bus routes running directly outside and the Sheffield Tram running adjacent. Sheffield Train Station is within a short walk. There are also various car parking opportunities within very close proximity.

Accommodation

Name	sq ft	Rent	Availability
2nd – Suite 2a	1,030	£15,587 /annum	Available

Terms

Suite 2a is offered by way of assignment, the current lease expiring on 13th June 2027. A copy of the lease is available upon request.

The landlord has confirmed that a new lease can be made available by way of separate negotiation.

In both instances, a service charge will apply.

