

REFURBISHED OFFICE ACCOMMODATION



Abbey House

11 Leopold Street, Sheffield, S1 2GY

**Modern city centre office
with excellent amenities on
the doorstep - recently
refurbished**

809 to 2,848 sq ft
(75.16 to 264.59 sq m)

- High quality refurbished office accommodation
- Fibre broadband connectivity
- New shower facilities
- Excellent city centre location

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

Description

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

- Fibre broadband available (5MB upload and download)
- 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

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

We understand the office accommodation on offer comprises the following:

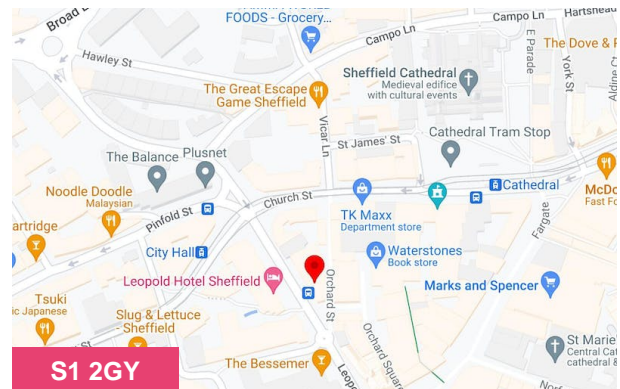
Name	sq ft	Availability
2nd	1,030	Available
4th	809	Available
5th	1,009	Available
Total	2,848	

Viewings

Via Tim Bottrill (see contact details below).

Terms

The premises are available to let by way of a new lease on terms to be agreed.



Summary

Available Size	809 to 2,848 sq ft
Rent	£15 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



Tim Bottrill

0114 299 3121 | 07810 865561

tim@colloco.co

Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 18/10/2023



