



## Modern City Centre Office

Size 809 sq ft (75.2 sq m) – 2948 sq ft (273.87 sq m)

- High quality refurbished office accommodation
- Fibre broadband connected building
- New shower facilities

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

## Description

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

- 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

## Accommodation

Description	SQ M	SQ FT
Second Floor	95.69	1,030
Fourth Floor	75.16	809
Fifth Floor	93.74	1,009
<b>Total</b>	<b>264.59 Sq M</b>	<b>2,848 Sq Ft</b>

## Terms

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

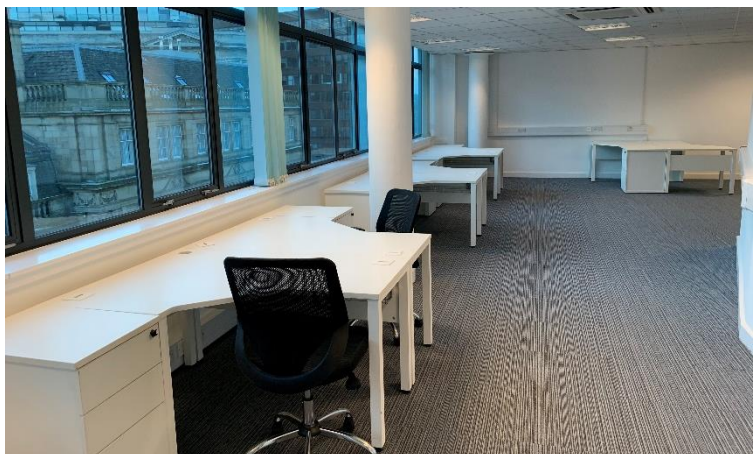
## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## EPC Rating



This is available upon request.

## Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee

## Further Information

For further information please contact the sole agents CPP

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## Date of Particulars

June 2021



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