



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Abbey House, 11 Leopold Street  
Sheffield  
S1 2GY



## Modern City Centre Office 1,109 Sq Ft (103.03 Sq M)

- Prime city centre location
- Fully Refurbished Modern Office Space
- Incentive Package Available

# Modern City Centre Office

## 1,109 Sq Ft (103.03 Sq M)

### 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, where there are numerous bars, restaurants and a boutique hotel.

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

### Description

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

- 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
- FIBRE Connected into the building
- Shower and Cycle Facilities

### Accommodation

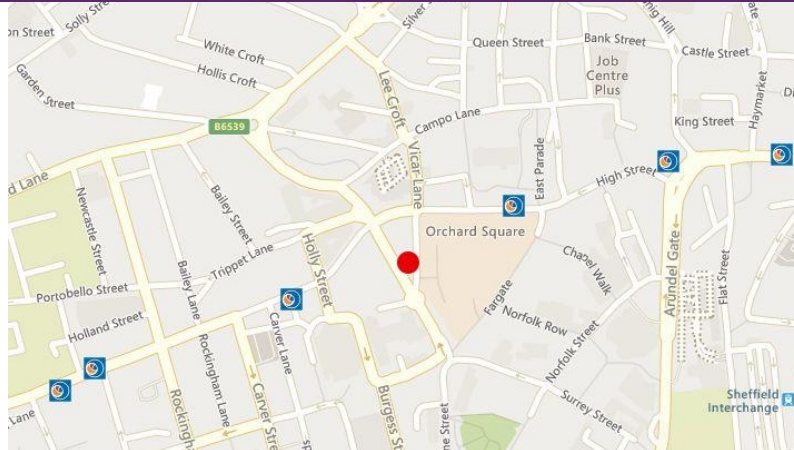
DESCRIPTION	SQ FT	SQ M
5th Floor	1,109	103.03
<b>TOTAL</b>	<b>1,109 SQ FT</b>	<b>103.03 SQ M</b>

### Terms

The office is available to let on new lease terms to be agreed.

### VAT

VAT is payable at the current rate.



### Anti-Money Laundering (AML)

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

### Legal Costs

Each party is to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

T:

M: 07506 119 770

M:

E: [rob@cpp.uk](mailto:rob@cpp.uk)

E: \_

November 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.