



Modern City Centre Office Size 1,421 sq ft (132 sq m)

- Located on the popular Leopold Street
- Fibre broadband available
- Fully air conditioned

Modern City Centre Office –To Let

Size 1,421sq ft (132 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. 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:-

- 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

Accommodation

The property has a Net Internal Area of 1,421 sq ft.

Terms

The property is available to let by way of a new lease on terms to be agreed. Quoting rent is **£21,315** per annum.

EPC Rating

Available upon request.

Legal Costs

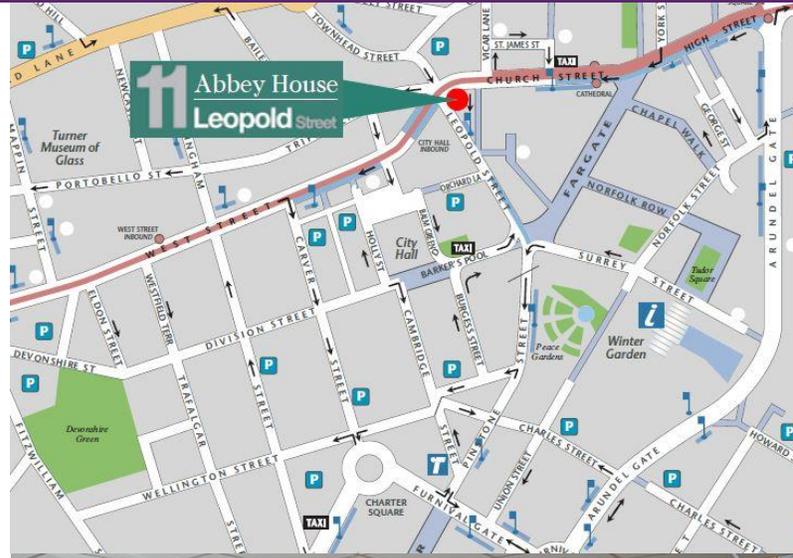
Each party to bear their own legal costs incurred in any transaction.

Rateable Value

The property is currently assessed as a single demise as "Shop and Premises" and has a rateable value of £14,500.

VAT

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



Anti Money Laundering (AML)

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

Further Information

All enquiries are through the sole agent CPP.

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Date of Particulars

August 2020

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