

TO LET.

Self Contained Office Suite – 3,258 sq ft (302.67 sq m).



The Shard, 7b Leopold Square, Sheffield, S1 2JG.

Prime central position overlooking both West Street and Leopold Square within the Central Business District.



Location.

The Shard occupies a prominent position within the Central Business District overlooking both West Street and the popular Leopold Square with its hospitality offer. It is well placed for public transport including bus and Supertram and is close to both street and multi storey car parking.

Leopold Square provides an oasis within the city and has hospitality on offer including the Leopold Hotel, Cubanas, Zizi Pizza, Aagrah, Wagamamas and Pho. Closeby is also All Bar One, Manahatta and Pitcher & Piano.

The location is on the doorstep of both Fargate and Pinstone Street, leading to The Moor, so well placed for retail. Nearby are Tesco Express, M&S, Costa Coffee, Café Nero and 200 Degrees.

The property can be approached from West Street at the junction with Leopold Street by either walking up West Street, the property is then on the left, or cutting into Leopold Square and the office premises are located on the top floor above Zizzis.

Description.

The Shard is an iconic building with First Floor office suite, having its own dedicated entrance at Ground Floor, at the junction to Leopold Square and West Street. The Ground Floor reception has access to its own lift and staircase, giving access to the First Floor offices. The offices are predominantly open plan, providing bright, flexible modern open plan working environment, with a series of meeting rooms and a kitchen / break out. Further, there are the usual ladies and gents WC facilities, as well as an accessible WC. The suite benefits from raised access floor, suspended ceiling with lighting and comfort cooling.

Subject to Contract.

Accommodation.

We understand that the property has the following Net Internal Floor Area (GIA):- **3,258 sq ft (302.67 sq m).**

Terms.

The property is available to let on a new lease at a rent of £20.00 per sq ft per annum exclusive, i.e. £65,160 per annum exclusive on terms to be negotiated.

Service Charge.

There is a service charge for both the building and wider estate.

Rateable Value.

The current Rateable Value is £55,000.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.



EPC.

The property has an Energy Performance Certificate (EPC) rating of E(111).

VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing & Further Information.

Please contact Peter Whiteley at Knight Frank

Tel: 0114 272 9750

Email:



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Peter Whiteley

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Particulars dated October 2023. Photographs dated August 2023.

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