



To Let

Part 8th Floor, Fountain Precinct, Leopold Street, Sheffield, S1 2JA (2,274 sq ft)

Fully fitted office suite for immediate occupation

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Location

Fountain Precinct is located at the heart of the city centre overlooking Barkers Pool and the City Hall. Sheffield train station and bus interchange are approximately at 10 minute walk. The trams and buses of West Street are on the doorstep.

Description

Fountain Precinct is one of the most recognisable office buildings in Sheffield. It dominates the centre of the city and enjoys panoramic views from all floors. The Net Internal Area (NIA) of the property is shown below:

Floor	Sq ft	Sq m
Part 8th Floor	2,274	211
	Total 2,274	Total 211

Specification

- Redecorated throughout
- Boardroom
- Separate meeting space
- Reception area
- Kitchen area
- Open plan working environment

In addition the existing fit out will be left for the benefit of any incoming tenant. Therefore offering a cost effective solution for any occupier.

Furthermore Fountain Precinct has undergone a significant refurbishment recently including the provision of the Josephines break-out lounge to

provide networking space.

Two car parking spaces are available by separate negotiation (at a cost of £1,250 per space, per annum, plus VAT).

Tenure

The property is held on a lease expiring 3 January 2026 and is available by way of assignment or sublease.

Rent

£34,336 per annum.

Business rates

We understand that the property is assessed as follows:

Rateable value: £15,500
UBR (2021/22): £0.50
Rates Payable: £7,750

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Planning

The property benefits from use class E.

Service charge

£17,486 per annum cap / £7.68 per sq ft (est)

EPC

This property has been graded as E (117).

VAT

VAT if applicable will be charged at the standard rate.



If you would like to know
more please get in touch.

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