

GRADE A OFFICE SPACE **AVAILABLE**

SUITES FROM 1,500 – 5,582 SQ.FT. **TO LET**

S T Y L E R E D E F I N E D



## DESCRIPTION

Abbey House has now undergone a significant refurbishment programme comprising brand new floor to ceiling height glazing and improvements to the building façade. The new manned reception has high quality finishes throughout plus a concierge service and automated speed gates.

This includes contemporary soft seating, coffee making facilities, and three touchdown meeting booths with connectivity. Additionally, the basement has been converted to provide high quality shower facilities with storage lockers.



[CLICK FOR OFFICE SPECIFICATION](#)

## BUILDING SPECIFICATION

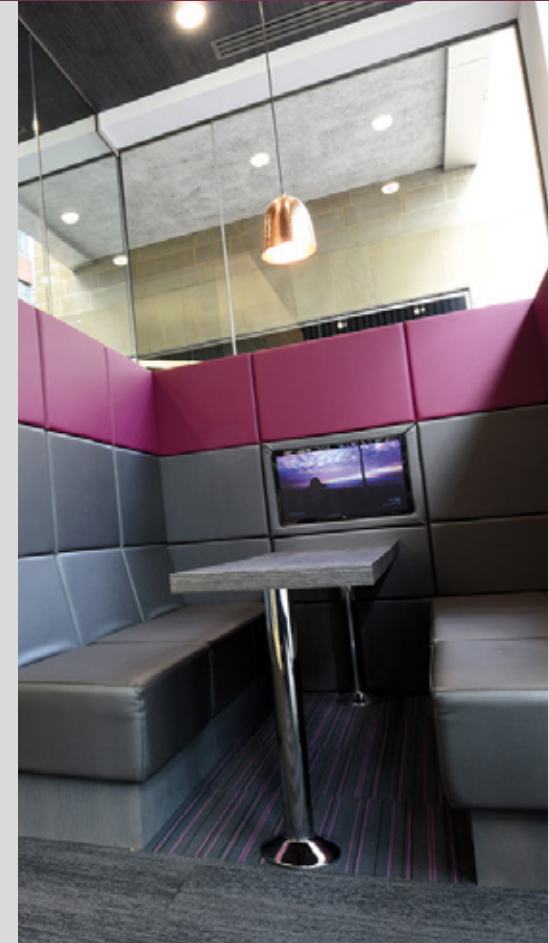
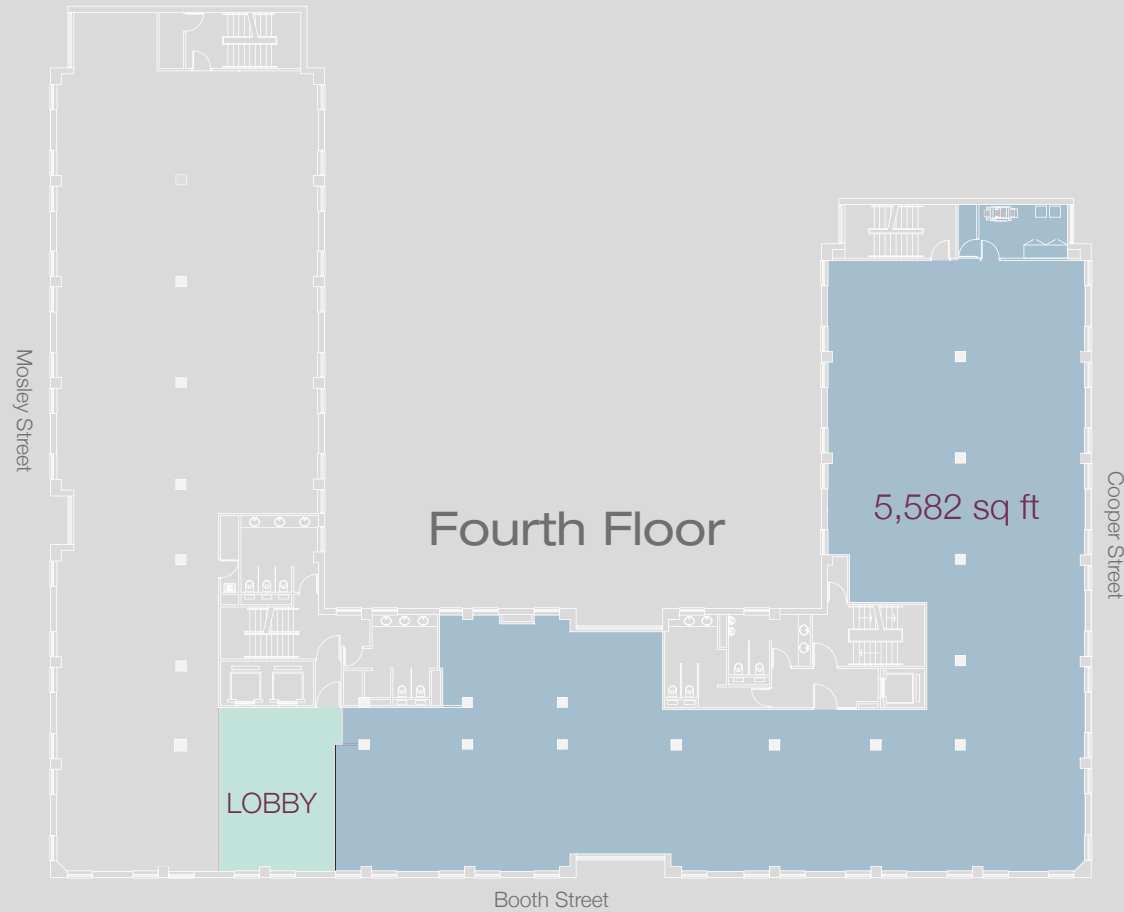
- Impressive double height refurbished business lounge reception
- Stylish meeting facilities with connectivity
- High speed gates
- 2 high speed passenger lifts
- On-site parking
- Secure internal cycle storage
- On-site multiple showers with lockers
- Storage space available
- Disabled WC
- Drying room with under floor heating



[BACK TO BUILDING SPECIFICATION](#)

## OFFICE SPECIFICATION

- Each suite provides enhanced CAT A fit-out to include kitchen with breakout space and meeting rooms
- Fully-fitted options also available with full bespoke furniture pack
- Air conditioning
- Full access raised floors
- Metal tile suspended ceilings
- PIR activated LG7 compliant lighting
- High quality carpet tiles throughout
- Newly refurbished toilets on each floor



## AVAILABILITY

The mezzanine and fourth floors have been comprehensively refurbished to a Grade A standard.

[CLICK FOR SPACE PLAN](#)

Mezzanine	1,500 sq ft
Fourth Floor	5,582 sq ft
<b>Total</b>	<b>7,082 sq ft</b>

## SPLIT FLOOR LAYOUT



### SUITE 2

ACCOMMODATION 1:8

65 PEOPLE

RECEPTION & WAITING AREA

2 NO EXEC OFFICES

MEETING ROOM FOR 4

BREAKOUT AREA

COLLABORATION AREA

COMMS ROOM

PRINT HUB

2 NO 1 TO 1 MEETING ROOMS

[BACK TO AVAILABILITY](#)



## LOCATION

Abbey House is a two minute walk from St Peter's Square which is an evolving part of the City Centre having recently undergone significant regeneration which includes a brand new public realm as well as the creation of a new Metrolink which is a hub for the



second city crossing. The area has attracted occupiers such as KPMG, Addleshaw Goddard and Ernst & Young as well as several significant retailers which has elevated the area to become one of the most desirable addresses in the City Centre.

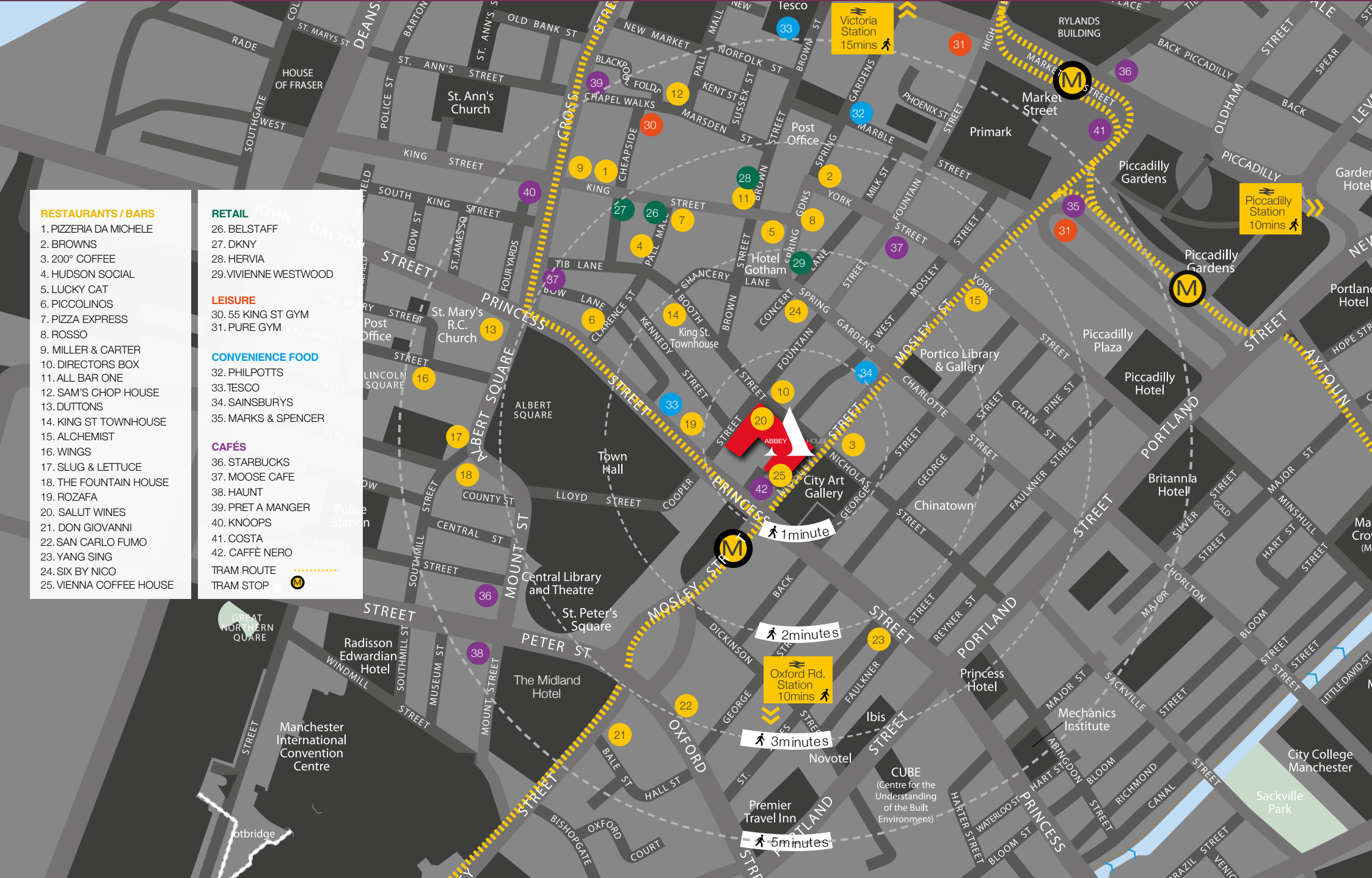
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[CLICK FOR LOCATION GALLERY](#)

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- RESTAURANTS / BARS**
1. PIZZERIA DA MICHELE
  2. BROWNS
  3. 200° COFFEE
  4. HUDSON SOCIAL
  5. LUCKY CAT
  6. PICCOLINOS
  7. PIZZA EXPRESS
  8. ROSSO
  9. MILLER & CARTER
  10. DIRECTORS BOX
  11. ALL BAR ONE
  12. SAM'S CHOP HOUSE
  13. DUTTONS
  14. KING ST TOWNHOUSE
  15. ALCHEMIST
  16. WINGS
  17. SLUG & LETTUCE
  18. THE FOUNTAIN HOUSE
  19. ROZAZA
  20. SALUT WINES
  21. DON GIOVANNI
  22. SAN CARLO FUMO
  23. YANG SING
  24. SIX BY NICO
  25. VIENNA COFFEE HOUSE

- RETAIL**
26. BELSTAFF
  27. DKNY
  28. HERVIA
  29. VIVIENNE WESTWOOD
- LEISURE**
30. 55 KING ST GYM
  31. PURE GYM
- CONVENIENCE FOOD**
32. PHILPOTTS
  33. TESCO
  34. SAINSBURYS
  35. MARKS & SPENCER
- CAFÉS**
36. STARBUCKS
  37. MOOSE CAFE
  38. HAUNT
  39. PRET A MANGER
  40. KNOOPS
  41. COSTA
  42. CAFFÈ NERO
- TRAM ROUTE 
- TRAM STOP 

















## CONTACT

For further information please contact the joint letting agents:



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## EPC

The EPC rating for the available floors is C63. A full certificate is available upon request.

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