

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

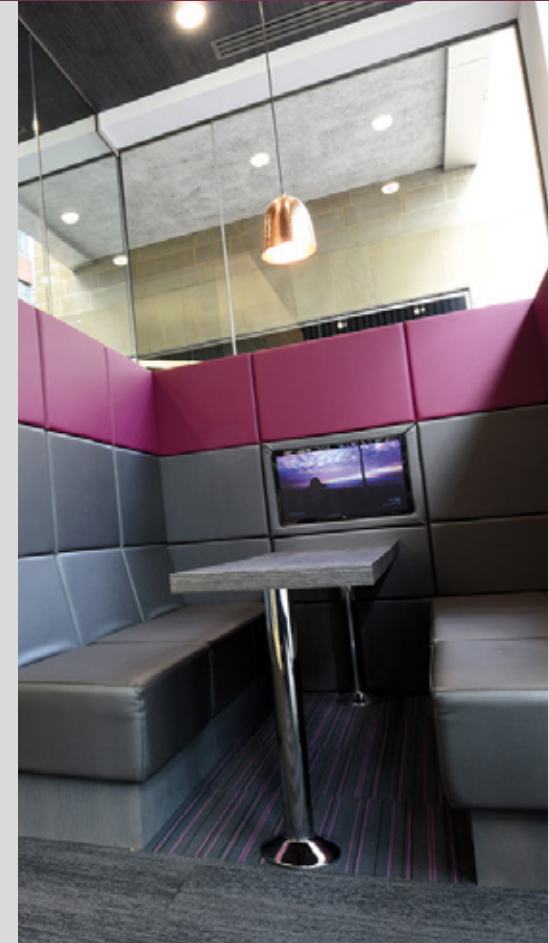
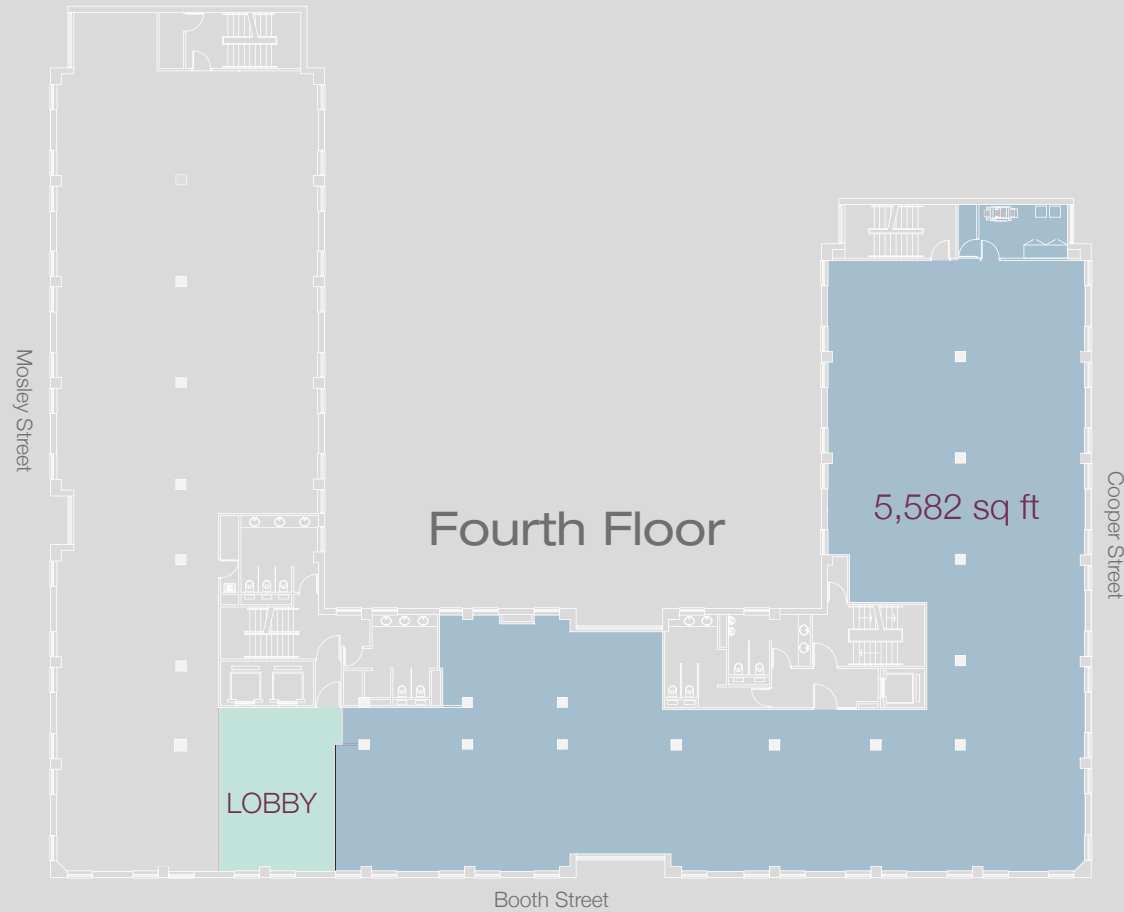
- Impressive double height refurbished business lounge reception
- Stylish meeting facilities with connectivity
- High speed gates
- 2 high speed passenger lifts
- On-site parking
- Secure internal cycle storage
- On-site multiple showers with lockers
- Storage space available
- Disabled WC
- Drying 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
Total	7,082 sq ft

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

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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

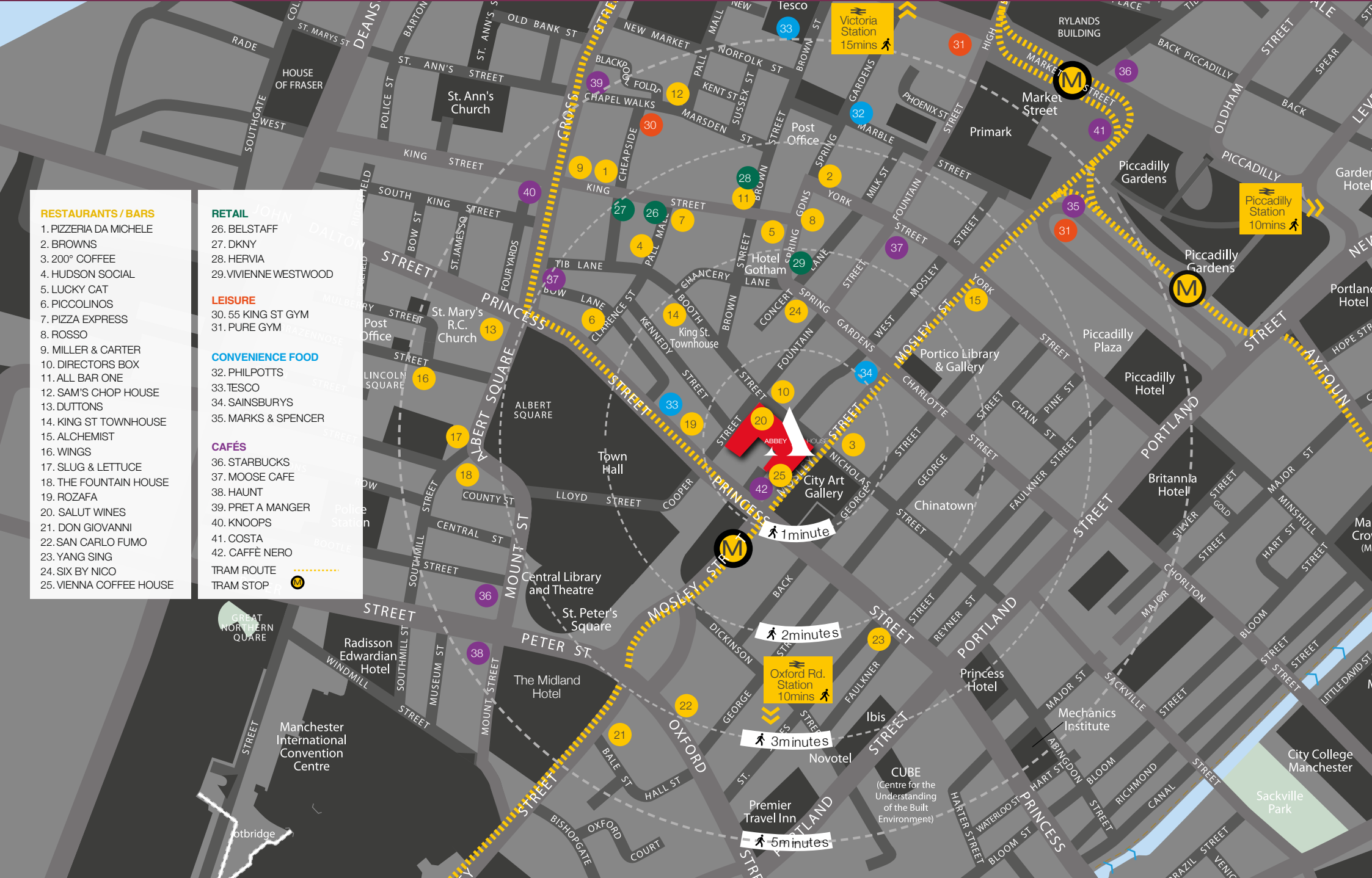
second city crossing. The area has attracted occupiers such as KPMG, Addleshaw Goddard and Ernst & Young as well as several significant retailers which has elevated the area to become one of the most desirable addresses in the City Centre.

[CLICK FOR LOCATION GALLERY](#)



- 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

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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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