



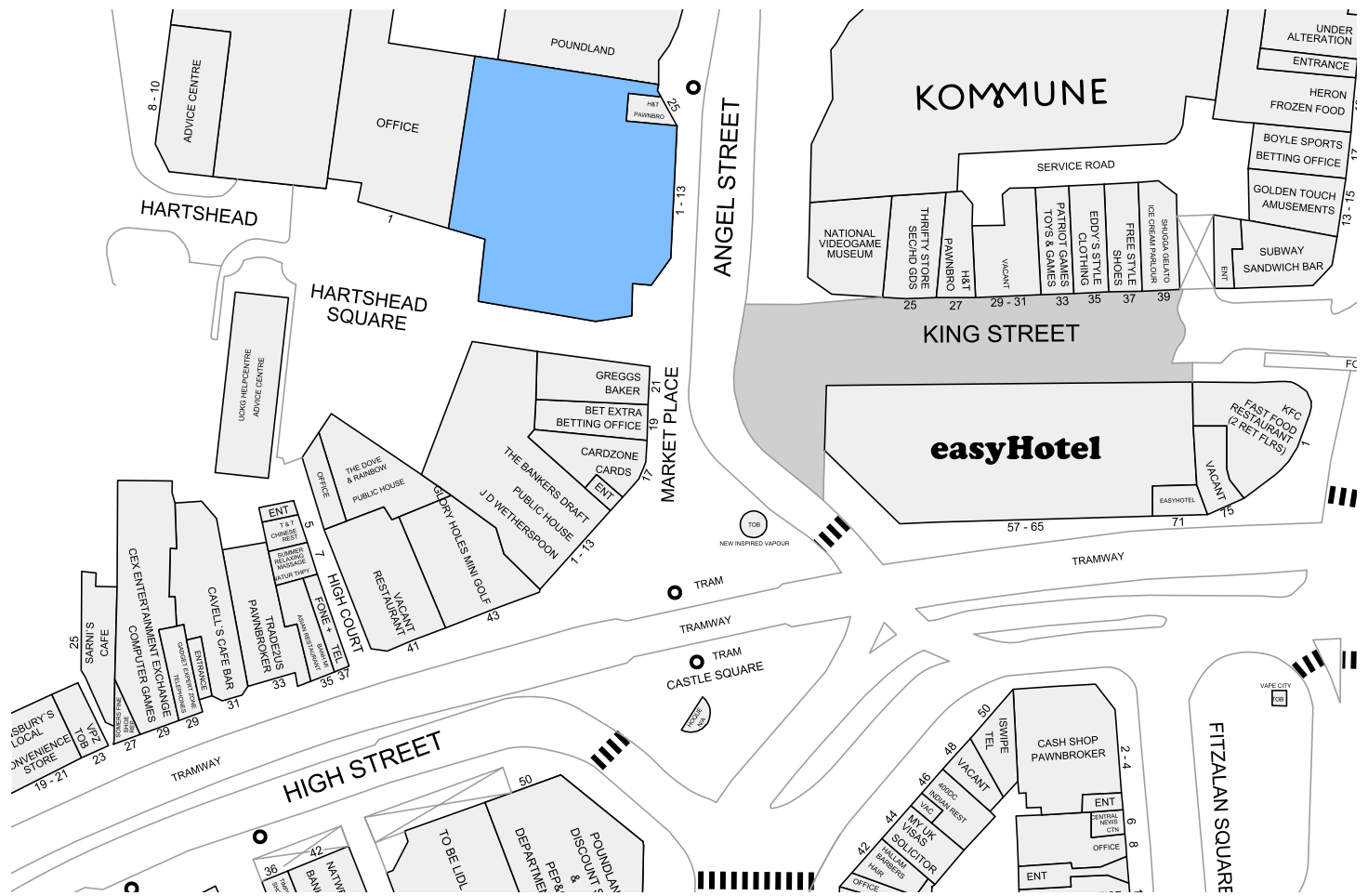
1-13 Angel Street  
**Sheffield**  
S13 8LN

**TO LET**  
**40,000 SQ FT**

**CAN SPLIT**

**SUITABLE FOR RETAIL, LEISURE,  
STORAGE, DISTRIBUTION**

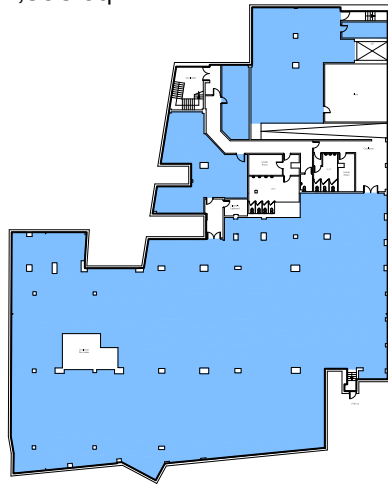
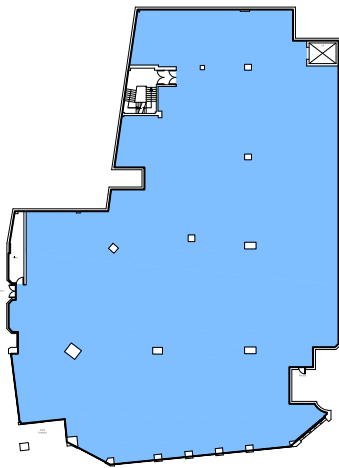
(subject to planning)



## GROSS INTERNAL AREA

GROUND FLOOR:  
19,278 sq ft  
1,791 sq m

BASEMENT:  
20,430 sq ft  
1,898 sq m



## LOCATION

Adjacent Premier Inn and opposite easyHotel and Kommune Street Food Hall with other occupiers close by including Wetherspoons, Glory Holes, Lidl and Poundland.

Excellent public transport links via bus and tram.

NCP multi-storey car park to the rear.

## DESCRIPTION

Rear Servicing with goods lift between floors.

## RENT

On Application.

## FURTHER INFORMATION

For further information or to arrange a viewing then please contact:

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