



Unit 13 & 15

Leigh Street Industrial Estate, Sheffield, S9 2PR

Industrial unit to let - Sheffield

£9.50 ps ft

900 to 915 sq ft

(83.61 to 85.01 sq m)

- Units let individually
- Unit 13, £8,550 pa plus service charge and VAT
- Unit 14, £8,693 pa plus service charge and VAT
- Available immediately
- Parking available
- 5-year lease with 3 year break

Unit 13 & 15, Leigh Street Industrial Estate, Sheffield, S9 2PR

Summary

Available Size	900 to 915 sq ft
Rent	£9.50 per sq ft Buildings insurance 2024 year = £325
Rates Payable	£2.81 per sq ft
Rateable Value	£5,000
Service Charge	£1 per sq ft Service charge plan available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Unit 13& 14 is located in one of 3 steel framed buildings, single storey with 16-foot eaves height and roller shutter door. Side entrance with entrance vestibule to the front with small mezzanine office to the rear of the unit.

Shared w/c's.

Location

Leigh Street industrial estate is situated fronting Attercliffe Common and Leigh Street in the heart of the Sheffield's Lower Don Valley Region. The property benefits from excellent transport links to the local and regional road networks with the M1 Motorway approximately 1.7 miles North East of the property and Sheffield City Centre 1.6 miles to the South West.

Located just off the A6178 Meadowhall Shopping Centre is just a 2 minute drive from Leigh Street.

Accommodation

The accommodation comprises the following areas: The main space is approximately 47 feet by 19 feet of open space totalling approximately 888 Sq Ft. Shared facilities within the core of the units including w/c's.

Name	sq ft	sq m	Availability
Building - Unit 13	900	83.61	Available
Building - Unit 15	915	85.01	Available
Total	1,815	168.62	

Viewings

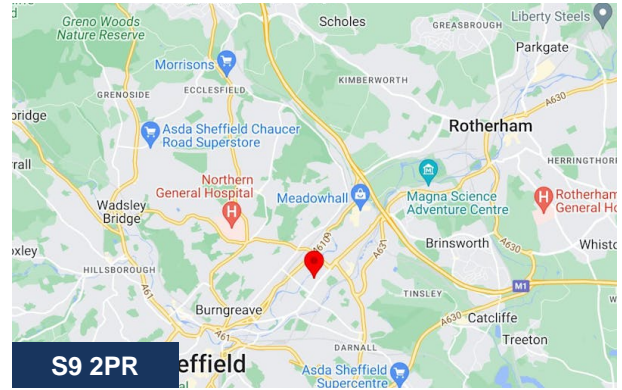
Viewing is strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

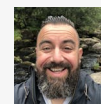
Offered for let on a new minimum 5 year lease - longer available by request. Rent for Unit 13 = £8,550 pa & for Unit 14 = Unit 14, £8,693 pa plus a service charge of £1 per foot and quarterly payments. All payments + VAT. + buildings insurance at £325 per annum.

Services

We are advised that all mains services are connected to the property including 3-



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com