



## Unit 12 Leigh Street Industrial Estate

Leigh Street, Sheffield, S9 2PR

**1,150 sq ft Industrial building -  
Sheffield**

**Rent £10,925 per annum + VAT**

**1,150 sq ft**  
(106.84 sq m)

- £10,925 per annum = £9.50 per square ft
- Open plan with office and store room
- Shared facilities in central area
- Ample car parking on site
- 5-year lease with 3 year break
- Available immediately
- Front personnel door and large display window

# Unit 12 Leigh Street Industrial Estate, Leigh Street, Sheffield, S9 2PR

## Summary

<b>Available Size</b>	1,150 sq ft
<b>Rent</b>	£9.50 per sq ft Plus Buildings insurance = £900 per annum for 2024
<b>Rateable Value</b>	£10,500
<b>Service Charge</b>	£1 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Accommodation

The accommodation comprises the following areas: Open plan unit with office and store room with shared facilities within the core of the units including w/c's.

Name	sq ft	sq m	Availability
Building - Unit 12	1,150	106.84	Available
<b>Total</b>	<b>1,150</b>	<b>106.84</b>	

## Description

Unit 12 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.

## 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

## Terms

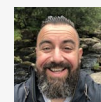
Offered for let on a new minimum 5 year lease - longer available by request. Rent set at £10,925 per annum plus a service charge of £1 per ft + buildings insurance at £900 for 2024. Rent is paid Quarterly in advance and a deposit equal to 3 months rent will be required. All payments + VAT.

## Viewings

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



## Viewing & Further Information



**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)