



Unit 12 Leigh Street Industrial Estate

Leigh Street, Sheffield, S9 2PR

Commercial units To Let - Sheffield

Unit 12 - 1,150 sq ft

Unit 7 - 1,777 sq ft - Under offer

1,150 to 1,777 sq ft

(106.84 to 165.09 sq m)

- Unit 12 - £10,925 per annum = £9.50 per square ft
- Unit 7 - £16,881 per annum = £9.50 per square ft - Under offer
- Available immediately
- Open plan with office and store room
- Shared facilities in central area
- Ample car parking on site
- 5-year lease with 3 year break
- Front personnel door and large display window

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

Summary

Available Size	1,150 to 1,777 sq ft
Rent	£9.50 per sq ft Plus Buildings insurance
Rateable Value	£10,500
Service Charge	£1 per sq ft
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

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
Total	1,150	106.84	

Description

Unit 12 are located in a 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 for Unit 12 = £10,925 pa plus a service charge of £1 per ft + buildings insurance. All payments are + VAT and rent is paid Quarterly in advance. A deposit equal to 3-month rent will also be applicable

Viewings

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



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com