



## Unit 12 Leigh Street Industrial Estate

Leigh Street, Sheffield, S9 2PR

### Commercial unit To Let - Sheffield

**Unit 12 - 1,150 sq ft - £10,925 Per annum Plus VAT**

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

- Unit 12 - £10,925 per annum = £9.50 per square ft
- Available immediately
- Open plan with office and store room
- Shared facilities in central area
- 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

<b>Available Size</b>	1,150 sq ft
<b>Rent</b>	£9.50 per sq ft Plus Buildings insurance
<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	Rent	Availability
Building - Unit 12	1,150	106.84	£10,925 /annum	Available
<b>Total</b>	<b>1,150</b>	<b>106.84</b>		

## 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

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