



Unit 12 & 14 Leigh Street Industrial Estate, Leigh Street, Sheffield S9 2PR

Commercial unit To Let - Sheffield

Unit 12 - 1,067 sq ft - £10,135 per annum +vat

Unit 14 - 2,629 sq ft - £24,975 per annum +vat

- Unit 12 - £10,135 per annum = £9.50 per square ft
- Unit 14 - £24,975 per annum = £9.50 per square ft
- Open plan with office and store room
- 5-year lease with 3 year break
- Front personnel & electric roller shutter doors provided
- Ample on site parking
- Available immediately
- 3 Phase power provided

# Unit 12 & 14 Leigh Street Industrial Estate, Leigh Street, Sheffield S9 2PR

## Summary

Available Size: Unit 12 - 1,067 sq ft - Unit 14 - 2,629 sq ft  
Rent: £9.50 per square ft  
Rateable Value: Unit 12 - £6,100 - Unit 14 - £10,500  
Service Charge: £1 per sq ft  
VAT: Applicable  
Legal Fees: Each party to bear their own costs  
EPC Rating: Unit 12 - E (105) Unit 14 C (65)

## Description

Both Units are open plan within a steel framed building with 16-foot eaves height and a roller shutter door. Unit 14 has offices on the first floor.

Both units are provided with shared facilities, including w/c's, within the core of the building.

## 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

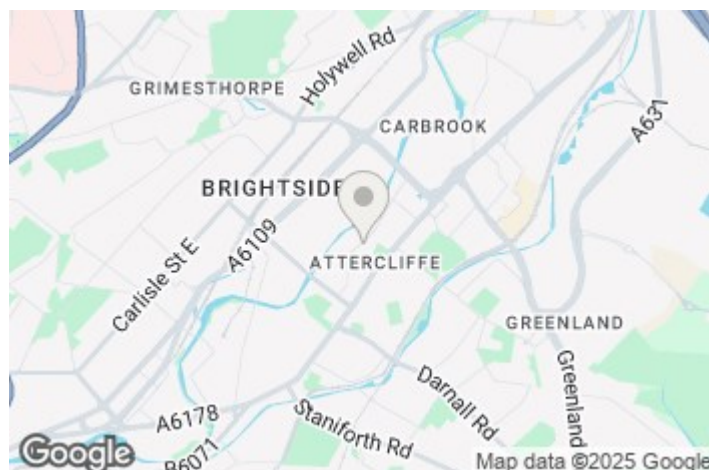
## Terms

Offered for let on a new minimum 5 year lease - longer available by request. Rent for Unit 12 = £10,135 per annum & Unit 14 - £24,975 per annum, a service charge of £1 per ft + buildings insurance will apply.

All payments are + VAT and rent is paid Quarterly in advance. A deposit equal to 3-month rent + VAT will also be applicable

## Services

We are advised that all mains services are connected to the property with the acceptance of gas. These services have not been inspected or tested by the agent



## Viewing and Further Information

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