



Unit 9 Leigh Street Industrial Estate, Leigh Street, Sheffield S9 2PR

Commercial units To Let - Sheffield

Unit 9 - 1400 SQ FT

£13,300 per annum + VAT

- Unit 9 - £13,300 per annum = £9.50 per square ft
- Limited Parking therefore Not Suitable for Motor Trade
- Open plan with office and store room
- 5-year lease with 3 year break
- Front personnel & electric roller shutter doors. 3 Phase power.
- Available immediately

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Summary

Available Size: Unit 9
Rent: £9.50 per square ft
Rateable Value: Interested parties should make their own enquiries
Service Charge: £1 per sq ft
VAT: Applicable
Legal Fees: Each party to bear their own costs
EPC Rating: D (90)

Description

Unit 9 is open plan within a steel framed building with 16-foot eaves height and a roller shutter door.

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.

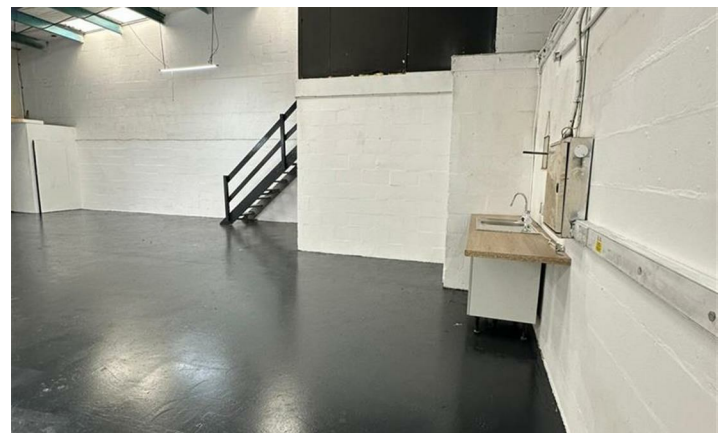
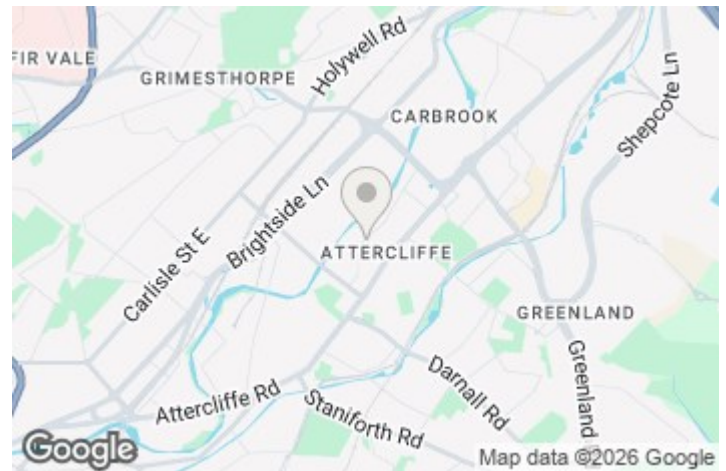
Unit 9 - £13,300

A service charge of £1 per ft + buildings insurance £550 per annum 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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