



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

Commercial units To Let -
Sheffield

Unit 12 - 1,067 sq ft - LET

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

- Unit 12 - LET
- 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. 3 Phase power.
- Limited Parking therefore Not Suitable for Motor Trade
- Available immediately

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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.

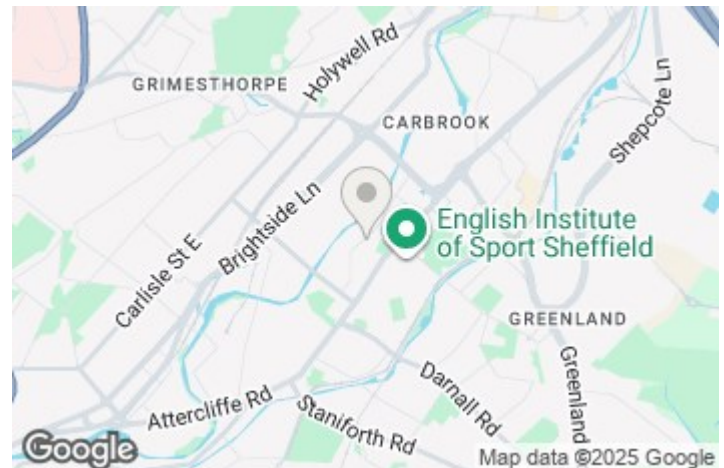
Unit 12 - LET

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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