

# TO LET.

*Flexible Workshop / Business Unit Situated Within An Established Business Park.*



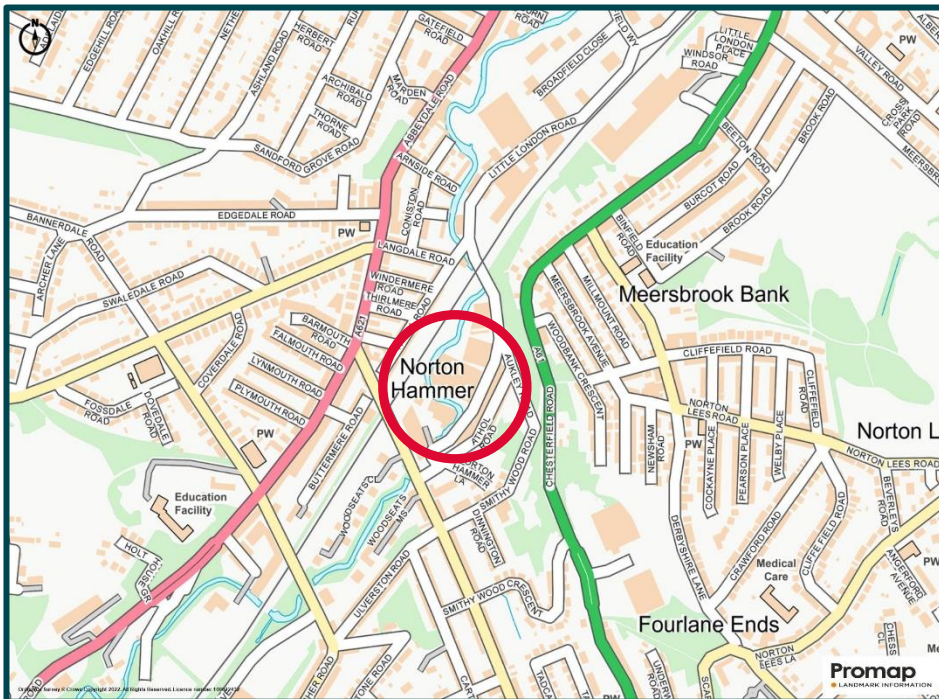
**Nursery Works, 100 Little London Road, Sheffield, S8 0UJ.**

*Workshop / Business Unit extending to 923 sq.ft.*

## Location.

The property is located to the South West of Sheffield city centre on Little London Road, which runs parallel between Chesterfield Road (A61) and Abbeydale Road (A621). The A61 & A621 form main arterial routes in and out of the city centre which is a short drive away.

The property is well located to take advantage of a vast range of amenities including Tesco, Lidl and Sainsbury's supermarket's, and retail development at Archer Road and Heeley Retail Parks that includes occupiers such as McDonalds, Subway and PureGym. Several local and more national retailers are situated on Abbeydale Road and Chesterfield Road. The property is in an excellent location for non-central offices, being well placed for public transport and those who require access to the residential suburbs on the south western side of the city and Peak District beyond.



## Description.

Nursery Works provides office, warehouse, workshop and storage space across a number of different buildings in a well maintained business park to the south west of Sheffield City Centre.

The available accommodation comprises a ground floor unit that would be suitable for a multitude of uses including storage, light industrial or other – subject to the appropriate planning.

Nursery Works is a well kept estate with ample on site car parking and pleasant riverside garden / seating areas.

## Accommodation.

The accommodation comprises the following Gross Internal Area (GIA):

Unit	Sq M	Sq Ft
4C	85.73	923

## Terms.

The accommodation is available to let on a new lease to be agreed. Rent on application. Flexible lease options are available.

## Business Rates.

Interested parties are advised to make enquiries of Sheffield City Council's Business Rates department.

## Service Charge.

A service charge is payable to cover the maintenance and common areas of the estate and building. Further details available upon request.

## EPC.

Upon enquiry.

## Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



# Contact.

For further information, or to arrange a viewing, please contact Sole Agent Knight Frank.

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Particulars dated October 2022. Photographs dated December 2021.

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