

TO LET.

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



Unit 2c Nursery Works, 100 Little London Road, Sheffield, S8 0UJ.

Workshop / Business Unit extending to 1,927 sqft (179.02 sqm).



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.

Description.

This 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

The property is to finished to a specification to include the following:

- End-Terraced unit.
- Shared staff facilities and WC's
- Shared car parking with 2 marked spaces and Shared loading area to the front of the premises
- Shared roller shutter loading door
- Connections to all mains services

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 2C	179.02	1,927

Quoting Rent.

The quoting rent is £7.50 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The property has a rateable value of £8,800.

Rates payable for 2023 / 2024 are 49.9p in the £

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D.

Due Diligence.

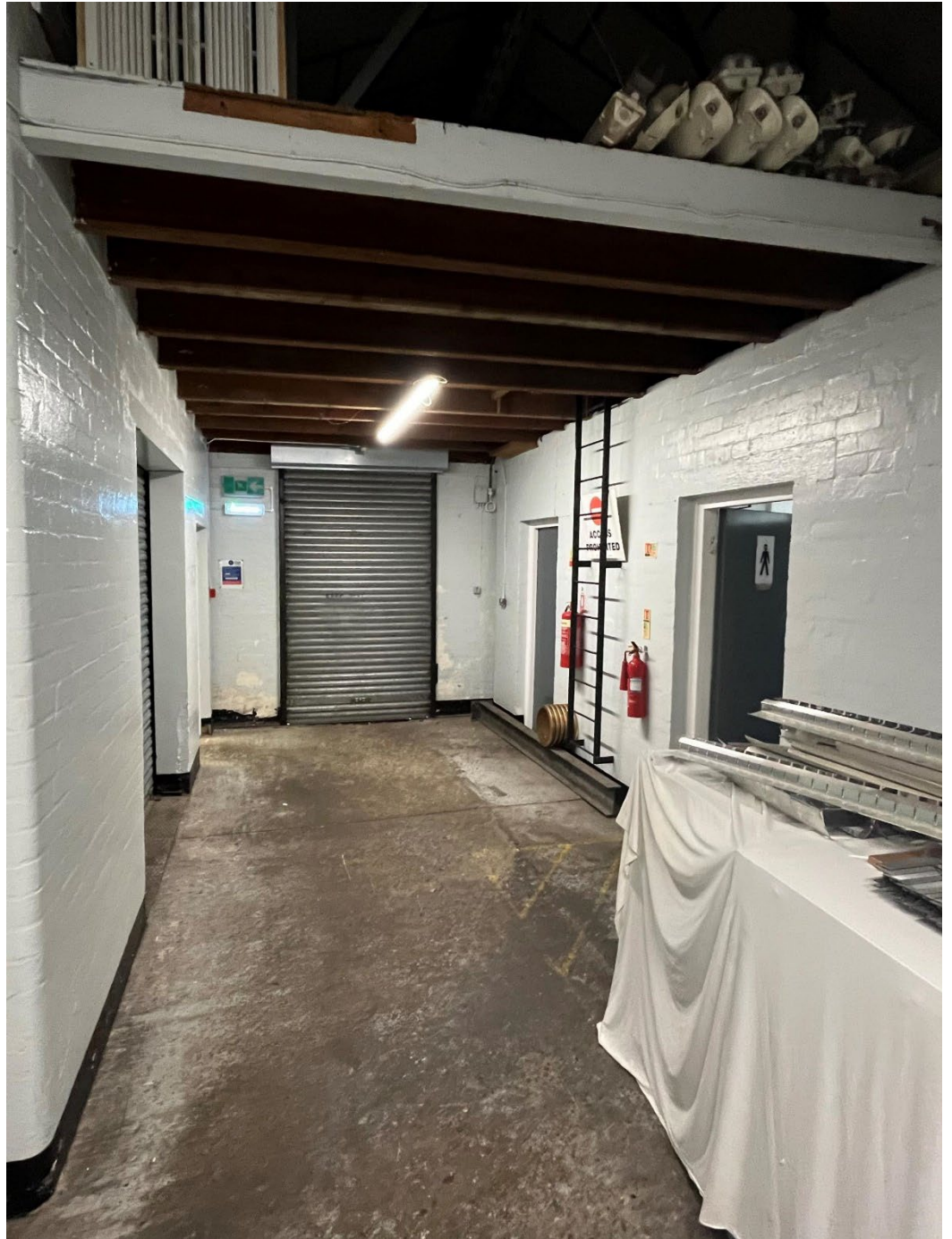
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

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



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated April 2024. Photographs dated April 2024.

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