

# TO LET.

*Quality Industrial / Warehouse Units well located to the south west of Sheffield.*



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

*Units ranging in size from 2,123 sq ft – 6,932 sq ft.*

**AVAILABLE NOW.**



## 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.

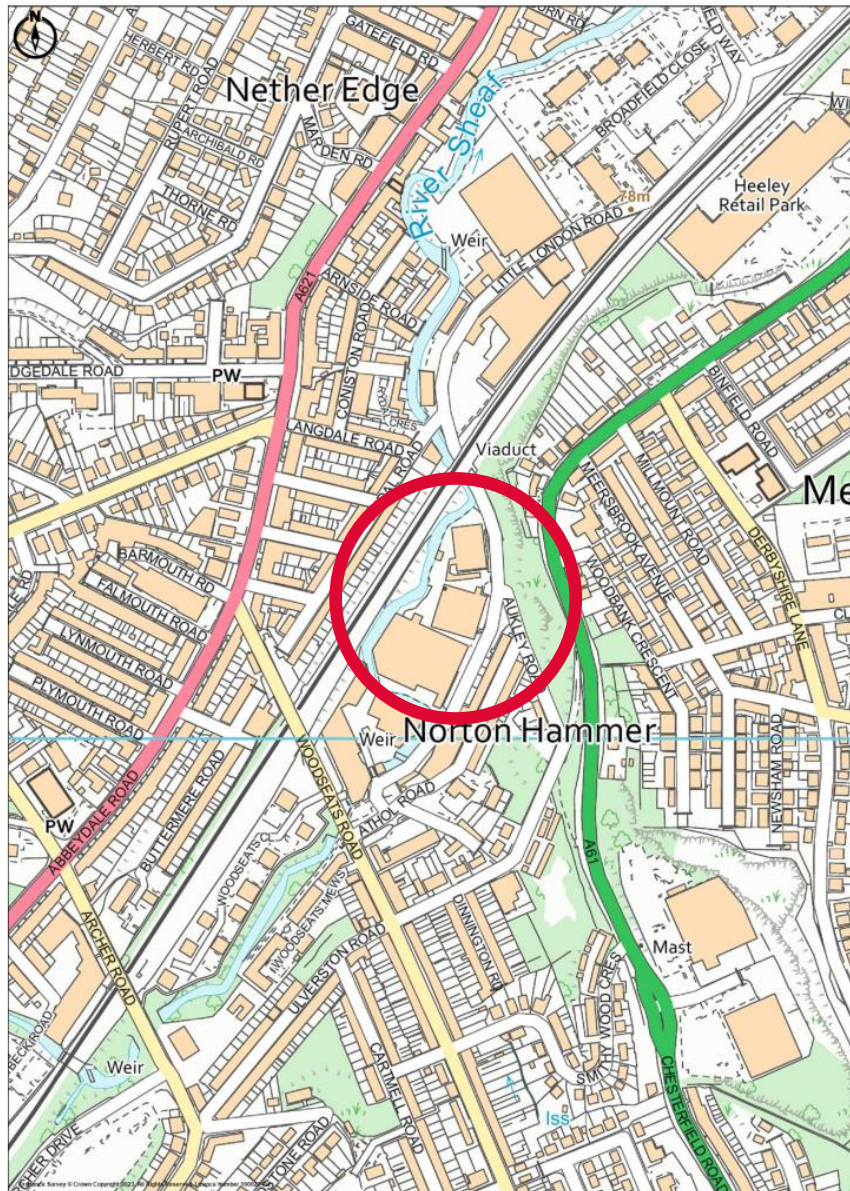
Nursery Works provides office, warehouse, workshop and storage space across a number of different buildings in a well maintained business park to the south west of Sheffield City Centre.

The available accommodation comprises 3 terraced Industrial Warehouse units which are available either individually or as a whole and would be suitable for a number of uses including storage, workshop, light industrial or other – subject to planning.

There is potential for the units to be refurbished or alternatively to be taken as is available immediately.

The units benefit from open warehouse with loading door access, ample external yard / car parking and WC Facilities.

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



## Accommodation.

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

Description	Sq M	Sq Ft
Unit 1C	197.23	2,123
Unit 1D&1E	446.77	4,809
<b>Total</b>	<b>644.00</b>	<b>6,932</b>

Units are available individually or alternatively can be offered combined.

## Quoting Rent.

Available on request.

## Terms.

The accommodation is available to let by way of a new Internal Repairing and Insuring (IRI) 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. This currently runs at approximately £1.88 per sq ft exclusive.

## Rateable Value.

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

## EPC.

Available on request.

## 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 May 23. Photographs dated May 23.

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