

TO LET.

High Quality Office Accommodation.



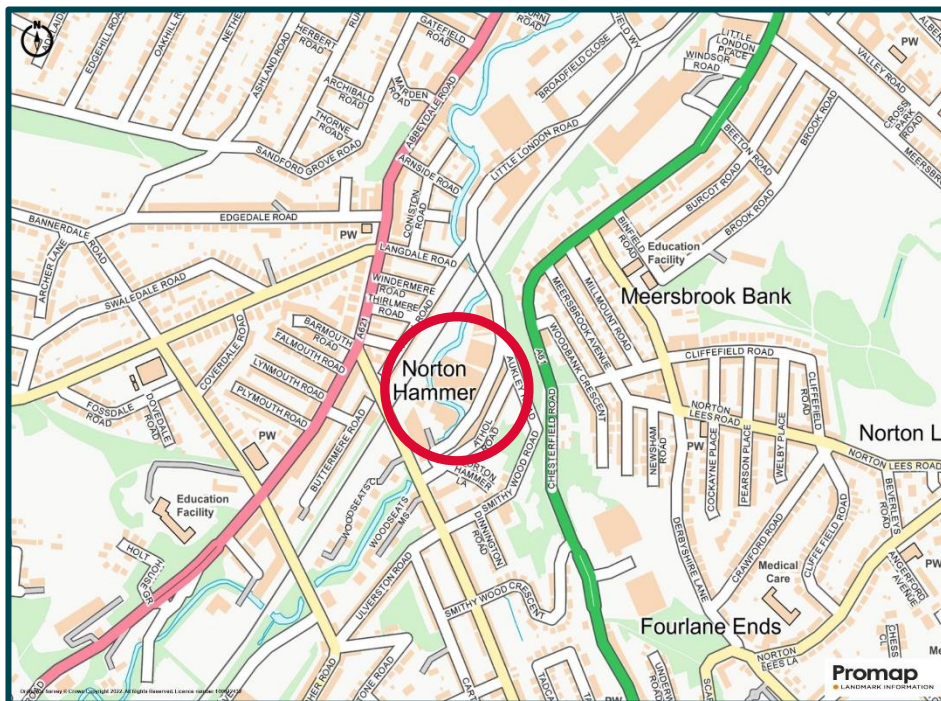
Nursery Works, 100 Little London Road, Sheffield, S8 0UJ.

Flexible Office Space Available From 91 sq ft to 3,302sq 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 headquarters style building providing high quality office accommodation, with the option of ample storage, over ground and first floor level.

The property is accessed at ground level where on entry you are greeted by an impressive, large reception area / work space and two individual offices / storage rooms. Access to the first floor is via stairwell.

At first floor level, the property offers a range of individual offices, meetings rooms and open plan work spaces, in combination with staff breakout, kitchen and wc facilities. Due to the flexible nature of the building, there is an opportunity to let as a whole, on a traditional lease, or alternatively on a room by room basis with flexible leases available.

Specification.

The office accommodation is provided to the following specification:

- LED lighting
- Suspended ceiling
- Gas central heating
- Perimeter trunking
- Floor boxes for power and data
- Carpet floor covering.
- Individual meeting / board rooms, breakout space, kitchen and WCs
- Car parking available at a ratio of 3 spaces per 1,000 sq ft.

Accommodation.

The office accommodation comprises the following Net Internal Areas (NIA):

Unit	Sq M	Sq Ft
4E	8.45	91
4F	16.17	174
5C	132.48	1,426
5D	18.41	198
5E	14.4	155
5F	25	269
5G	51	549
5H	25.08	270

Flexible Lease Options

Due to the flexible nature of the building's layout, there is an opportunity to let the building as a whole, or alternatively on a room by room basis with flexible leases available. On this basis, suites are available from approximately 100 sq ft upwards. Please contact for further details.

Unit 4C&D

There is an opportunity to let a ground floor space that would be suitable for a multitude of uses including storage / light industrial uses (subject to planning). This space could be let individually or as a whole with the office accommodation. The accommodation extends to approximately 1,098 sq ft Gross Internal Area (GIA).

Terms.

The accommodation is available to let as a whole, combined suites or on an individual room by room basis on new leases to be agreed.

Flexible lease options are available.

Rent on application.

Business Rates.

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

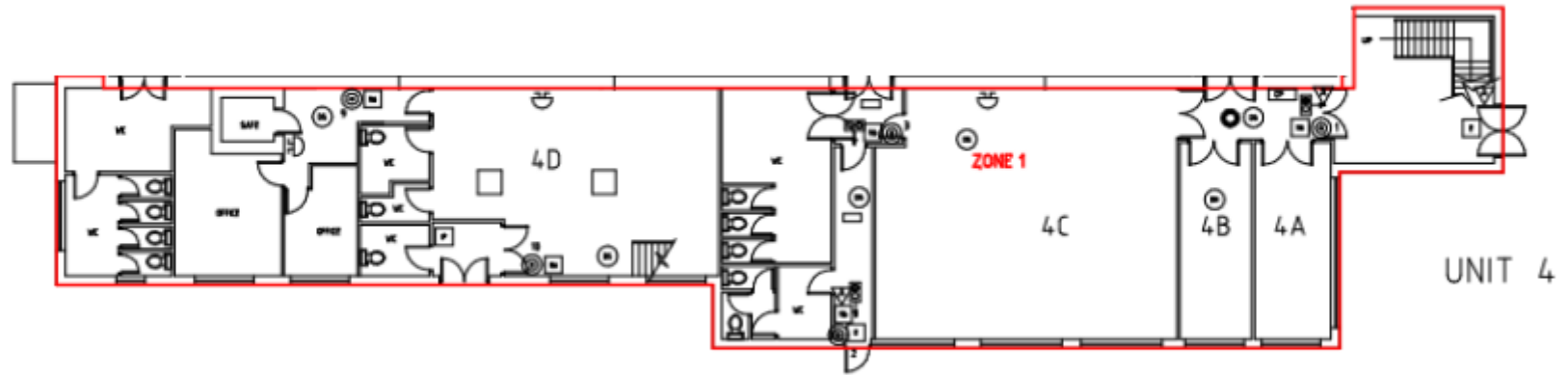
Service Charge.

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

EPC.

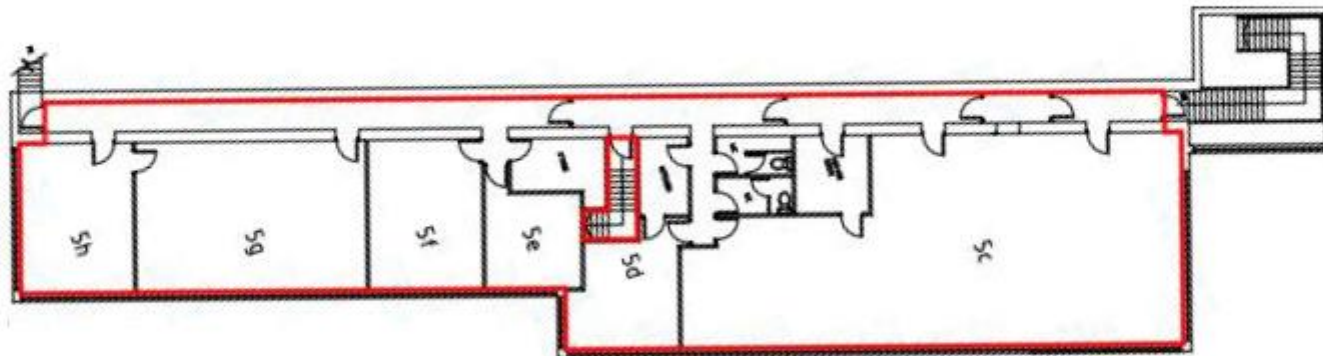
Upon enquiry.

Nursery Works, 100 Little London Road, Sheffield – Ground Floor Plan



Plans provided for indicative purposes only – not to scale.

Nursery Works, 100 Little London Road, Sheffield – First Floor Plan



Plans provided for indicative purposes only – not to scale.



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Frank



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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