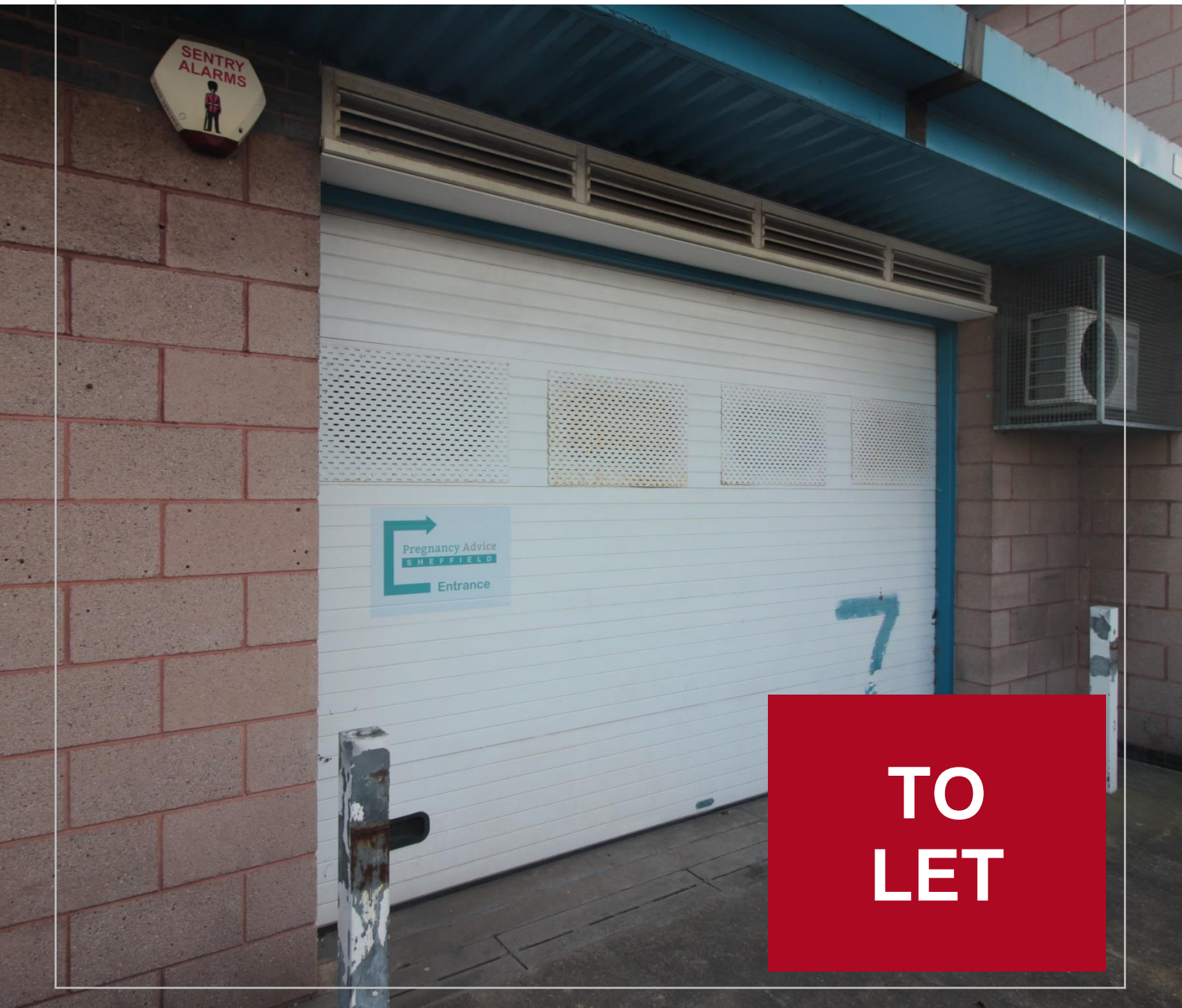


Industrial unit available to let,  
situated within a self-contained  
secure Estate.

Unit 7, The Sycamore Centre, Leigh Street, Sheffield, S9 2PR.



**TO  
LET**

## Location

The Sycamore Centre is located in the east of Sheffield, enjoying excellent communications links to the motorway network. The southern exit of junction 34 of the M1 is just 1.5 miles to the north-east. The English Institute for Sport is situated directly opposite the development. There are local amenities situated on Attercliffe Common, together with the Meadowhall Shopping Centre.

## Description

The subject property comprises of terrace modern industrial unit which is ideally suitable for small to medium businesses or a new venture, offering a flexible workspace with low running costs. The unit provides a workshop area which is conveniently accessed via a large roller shutter door to the front elevation. Access is also available via a rear pedestrian door. The unit also benefits from a separate W.C. The units also benefits from forecourt car parking.

## Accommodation

Approximate gross internal floor area:

<b>Ground Floor</b>	<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
Warehouse	575	53.42
<b>Total</b>	<b>575</b>	<b>53.42</b>

## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand that with effect from the 1<sup>st</sup> April 2023 the property will have a rateable value of £5,600, listed as “Warehouse & Premises.” Please note this figure does not constitute the business rates payable.

## 💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering any legal or financial commitment.

## 💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

## 📄 Energy Performance

### Certificate

A copy of the EPC is available online or on request.

## 📄 Terms

The unit is available by way of a new Lease at a rental of £575 / month.



01709 721706

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Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS  
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