



to let

UNIT 5

OLD FORGE BUSINESS PARK, LONDON ROAD, HEELEY, SHEFFIELD S2 4HG

Unit 5 Old Forge Business Park is located within a terrace of light industrial/trade counter units in a popular Business Park close to the City Centre of Sheffield. The unit benefits from ample free parking and internally the space is 2,527 sq ft. There is an office, kitchen, WC and windows fronting onto London Road.

GROUND FLOOR: 2,293 sq. ft (213 sq m)

MEZZANINE: 237 sq. ft (21,7 sq m)

TOTAL: 2,527 sq ft (234.7 sq m)

CONTACT:

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www.roypeters.com

54 Knivesmithgate, Chesterfield Derbyshire S40 1RQ

**ROY
PETERS
ESTATES**

Rent

£31,000 per annum + VAT at the prevailing rate with an open market review in July 2021.

Tenure

The unit is held on an existing 6-year lease expiring on 10th July 2024. An assignment of the lease is proposed. However the Landlord is open to discussions in respect of a new lease.

Services

We understand that all mains services are connected to the property.

Availability

Straight away.

Location

The unit fronts the A61 London Road at Heeley with access is via Guernsey Road.

There are a number of local and national businesses in the immediate vicinity including Halfords, Boots Opticians, Xercise 4 Less and City Electrical Factors (CEF).

Business Rates

The premises are currently listed on the Valuation Office website as having the following Rateable Value:

Showroom & Premises: £25,250

Please contact Sheffield City Council directly to confirm the rates payable and any relief you may be entitled.

Use

E Class

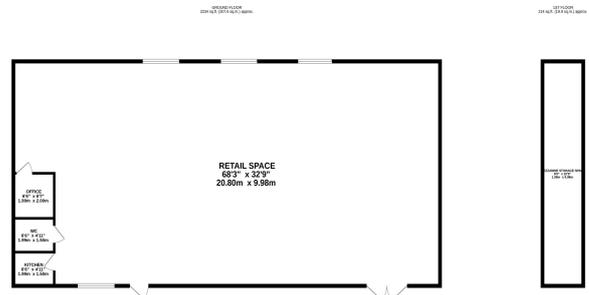
We thank you for your interest in this property. We will be pleased to assist you in providing any further information you may require. All negotiations to be made through ROY PETERS ESTATES.

Legal Costs

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

Viewing

Strictly by prior appointment with the Landlords agent Roy Peters Estates.



TOTAL FLOOR AREA: 2442 sq ft (227.4 sq m) approx.

Unless every effort has been made to ensure the accuracy of the foregoing information, measurements of floor, wall, ceiling, window and door are given as approximate and are not intended to be used as a basis for any legal proceedings. The accuracy of the measurements is not guaranteed. Measurements are given as to the centre of the floor and to the top of the door.

Mark with Mappin Estate Agents

MISREPRESENTATION ACT 1991

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