



COMMERCIAL PROPERTY PARTNERS

**To Let**

Unit 5, Sheaf Gardens  
Off Dunchess Road  
Sheffield  
S2 4BB



## Good Quality Industrial/Trade Counter Unit 2,789 Sq Ft (259.1 Sq M)

- Well Established Trading Estate
- Close to Sheffield City Centre
- Integral Office/Reception Area

# Good Quality Industrial/Trade Counter Unit

## 2,789 Sq Ft (259.1 Sq M)

### Location

The available accommodation forms part of a multi-let industrial / warehouse estate, situated to the South Side of Sheffield, approximately 0.5 miles from Sheffield Centre. Riverside Park is easily accessible, being located just off the A61 (Queens Road). Sheffield Hallam University, Sheffield Science Park and Railway Station are close by.

### Description

The accommodation forms part of a small development of 19 industrial units, known as Riverside Park and Sheaf Gardens. Riverside Park is arranged in two terraces, situated across a central yard.

Unit 5 is an end terraced unit of steel portal frame construction, set beneath a pitched roof, with clad elevations. The accommodation is accessed via a personnel entrance, leading into a small office area. The unit benefits from a full first floor mezzanine for storage with loading area internally.

The warehouse accommodation is fitted with connections to all mains services, full height roller shutter loading door and WC facilities.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5 (Inc Mez)	2,789	259.1
<b>TOTAL</b>	<b>2,789 SQ FT</b>	<b>259.1 SQ M</b>

### Terms

The premises are available to let by way of a new lease on terms to be agreed.

### VAT

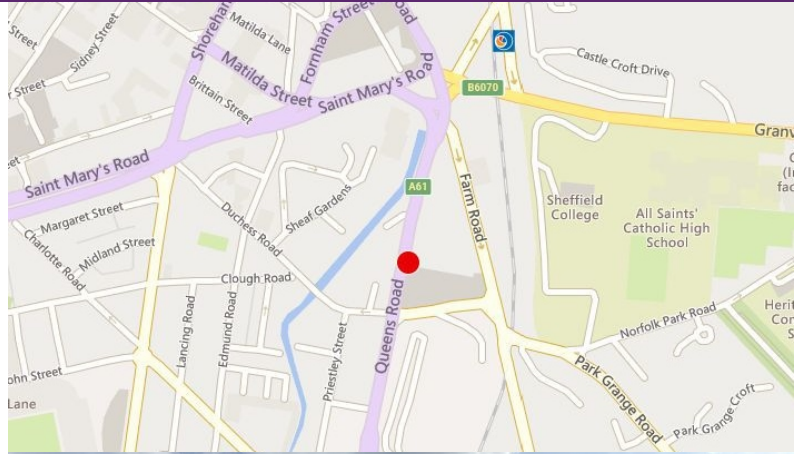
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The property has a current rateable value of £17,750.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: [max@cpartners.co.uk](mailto:max@cpartners.co.uk)

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpartners.co.uk](mailto:chloe@cpartners.co.uk)

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