



Well Located Trade/Industrial Unit Size 1,253 sq ft (116.39 sq m)

- Well established trading estate
- Close to Sheffield City Centre
- Refurbished Unit

Well Located Trade/Industrial - To Let

Size 1,253 sq ft (116.39 sq m)

Location

The subject property 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/Sheaf Gardens is easily accessible, being located just off the A61 (Queens Road) along Duchess Road.

Description

The accommodation forms part of a small development of 19 industrial units, known as Riverside Park and Sheaf Gardens. Sheaf Gardens is arranged in two terraces, situated along a central yard. Unit 5 is a mid terraced unit of steel portal frame construction, set beneath a pitched roof, with brick and steel profile clad elevations. The accommodation is accessed via a personnel entrance, leading into the warehouse area. There are toilet facilities to the rear of the unit.

The accommodation provides a full height roller shutter loading door with external shared parking/yard area.

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	1,253	116.39
Total	1,253	116.39

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

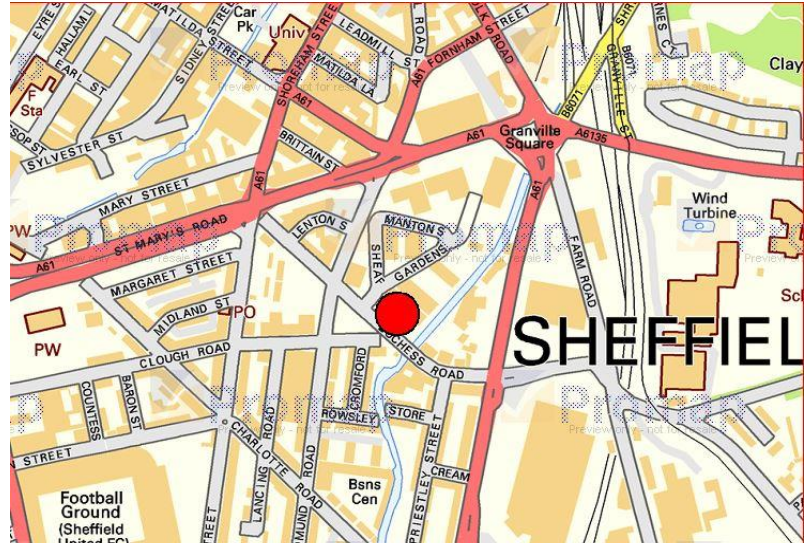
All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC Rating

Full EPC available on request.

Terms

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



Further information

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Joint Agent – John Jarman Knight Frank

Date of Particulars

November 2020



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