

# Riverside and Sheaf Gardens Sheffield

Available to Let  
Warehouse  
1,250 - 4,500 sq.ft

Three-phase power



LED lighting



Roller shutter door



Parking and shared yard



Recently refurbished



0.5 miles to Sheffield centre





# Riverside and Sheaf Gardens

Sheaf Gardens 1-8, Riverside Park 1-11, Duchess Road Sheffield S2 4BB



## Description

The accommodation forms part of a small development of 8 industrial units, known as Riverside Park & Sheaf Gardens.

Sheaf Gardens is arranged in two terraces, situated along a central yard. The mid-terraced units are 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 and full height roller shutter door, leading into the warehouse area. The unit recently refurbished includes LED lighting and three-phase power and toilet facilities to the rear of the unit.

Unit 6 is has recently been refurbished. Units 7 & 8 are to be refurbished.

The estate has 24-hour access with external shared parking/yard area.

## Location

The units form 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.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
**Tom Graham**  
yorkshire@mileway.com  
0113 8683776

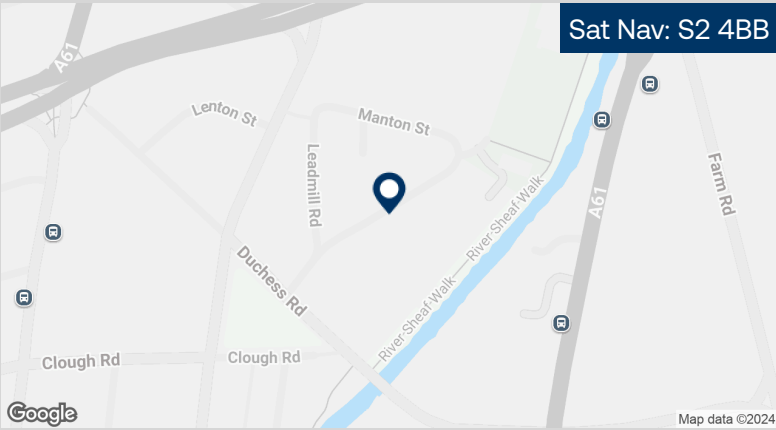
**CPP**  
**Will Rowe**  
will@cpp.uk  
0114 270 9165

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 6 Sheaf Gardens	Warehouse	1,250	Immediately	£1,302 PCM
Unit 7 Sheaf Gardens	Warehouse	1,261	Immediately	£1,314 PCM
Unit 8 Sheaf Gardens	Warehouse	1,989	Immediately	£2,072 PCM
Total		4,500		

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