

# Riverside and Sheaf Gardens

Sheaf Gardens 1-8, Riverside Park 1-11, Duchess Road Sheffield S2 4BB  
Warehouse | 1,250 ft<sup>2</sup>



Three-phase power



LED lighting



Roller shutter door



Parking and shared  
yard



Recently refurbished



0.5 miles to Sheffield  
centre

Available to Let



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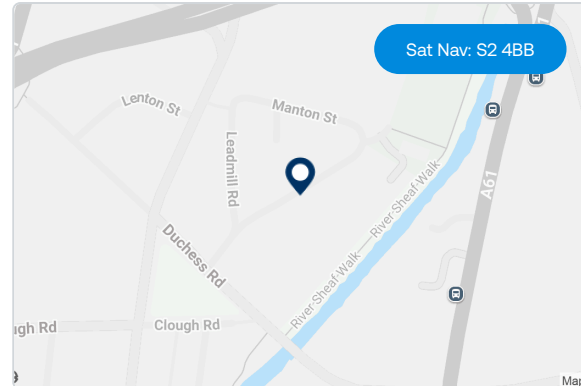


## Description

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-terrace 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 has recently been refurbished. The estate has 24-hour access with external shared parking/yard area.

## Further information

**EPC**  
Unit 6 - B,  
**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.



## 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 6 Sheaf Gardens	Warehouse	1,250	Under offer	1,302
Total		1,250		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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