

Riverside and Sheaf Gardens

Sheaf Gardens 1-8, Riverside Park 1-11, Duchess Road Sheffield S2 4BB
Warehouse | 1,250 ft²



Three-phase power



LED lighting



Roller shutter door



Parking and shared
yard



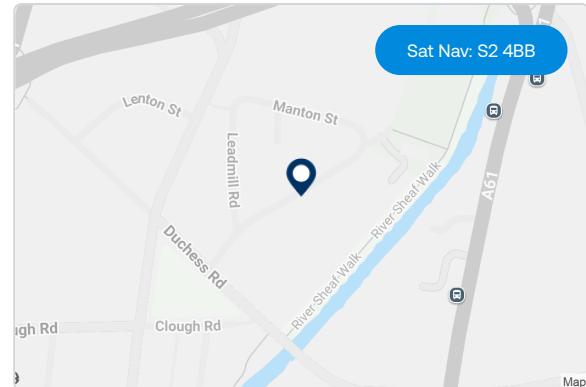
Recently refurbished



0.5 miles to Sheffield
centre

Available to Let





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

Further information

EPC

Rent

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

Terms

Available on new full repairing and insuring leases.

Legal costs

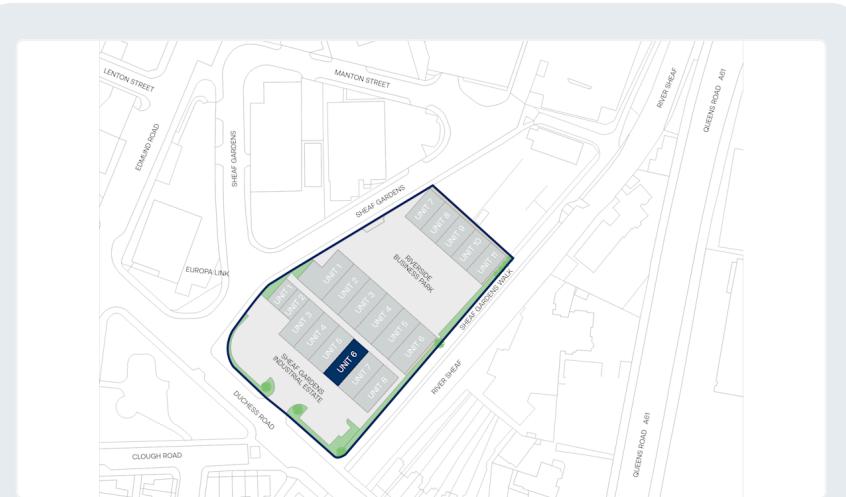
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Tom Graham
Mileway
yorkshire@mileway.com
0113 8683776

Ed Norris
CPP
ed@cpp.uk
0114 273 8857

Will Rowe
CPP
will@cpp.uk
0114 270 9165



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.