



Industrial/ Warehouse Unit 1,253 Sq Ft (116.4 Sq M)

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

Industrial/ Warehouse Unit

1,253 Sq Ft (116.4 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. The 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, 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.

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

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 4	1,256	116.68
Unit 6	1,253	116.4
TOTAL	1,253 SQ FT	116.4 SQ M

Terms

Available on new lease terms to be agreed.

VAT

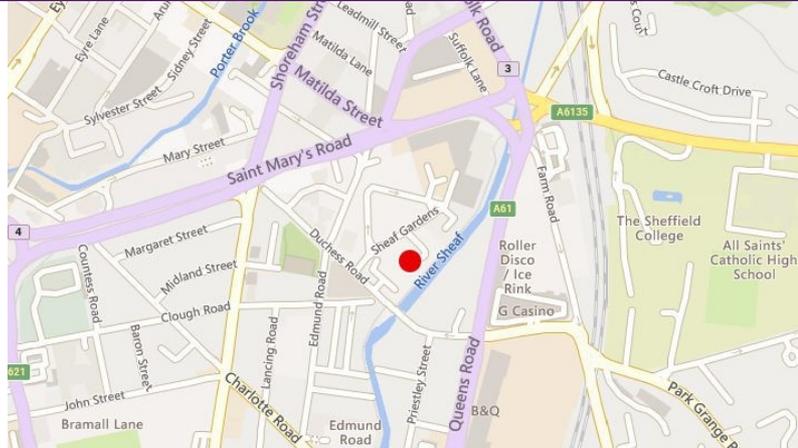
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available upon request.

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
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