

Riverside and Sheaf Gardens

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

Warehouse | 1,250 - 3,779 ft²



Three-phase power



LED lighting



Roller shutter door



Parking and shared
yard



Recently refurbished

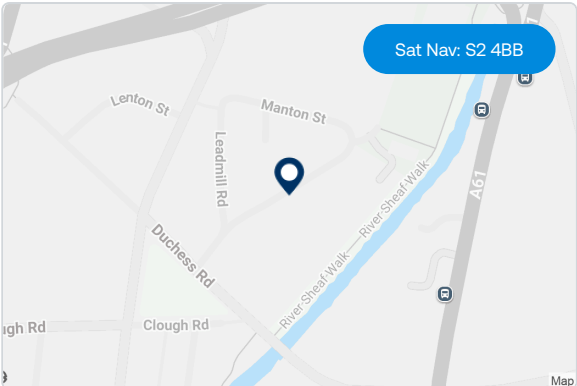


0.5 miles to Sheffield
centre

Available to Let



LastMileFirst | mileway.com



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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 6 Sheaf Gardens	Warehouse	1,250	Under offer	1,302
Unit 7 Sheaf Gardens	Warehouse	1,261	Under offer	1,313
Unit 8 Sheaf Gardens	Warehouse	1,268	Under offer	2,072
Total		3,779		

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.

Further information

EPC Unit 6 - B, Unit 7 - B, Unit 8 - C,	Rent 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

Will Rowe
CPP
will@cpp.uk
0114 270 9165

Ed Norris
CPP
ed@cpp.uk
0114 273 8857

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.