

Riverside and Sheaf Gardens

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

Warehouse | 1,250 - 2,511 ft²



Three-phase power



LED lighting



Roller shutter door



Parking and shared
yard



Recently refurbished



0.5 miles to Sheffield
centre

Available to Let

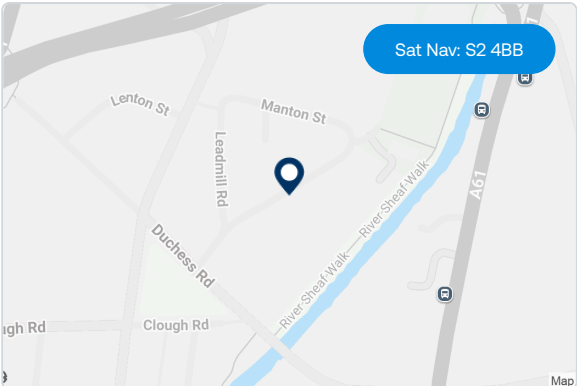


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Description

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-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 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
Total		2,511		

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,	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.
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[Book a viewing](#)

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