

# Riverside and Sheaf Gardens

Sheaf Gardens 1-8, Riverside Park 1-11, Duchess Road Sheffield S2 4BB  
Warehouse | 1,250 - 1,251 ft<sup>2</sup>



Three-phase power



LED lighting



Roller shutter door



Parking and shared  
yard



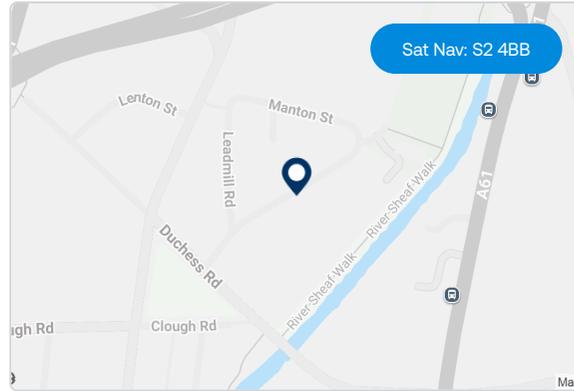
Recently refurbished



0.5 miles to Sheffield  
centre

Available to Let





## 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

Unit 4: C,  
Unit 6: 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.

[Book a viewing](#)

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## 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 4 Sheaf Gardens	Warehouse	1,251	Immediately	1,303
Unit 6 Sheaf Gardens	Warehouse	1,250	Under offer	1,302
<b>Total</b>		<b>2,501</b>		

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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