

Riverside and Sheaf Gardens Sheffield

Available to Let
Warehouse
1,250 - 4,500 sq.ft

Three-phase power



LED lighting



Roller shutter door



Parking and shared yard



Recently refurbished



0.5 miles to Sheffield centre



Riverside and Sheaf Gardens

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



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.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
Tom Graham
yorkshire@mileway.com
0113 8683776

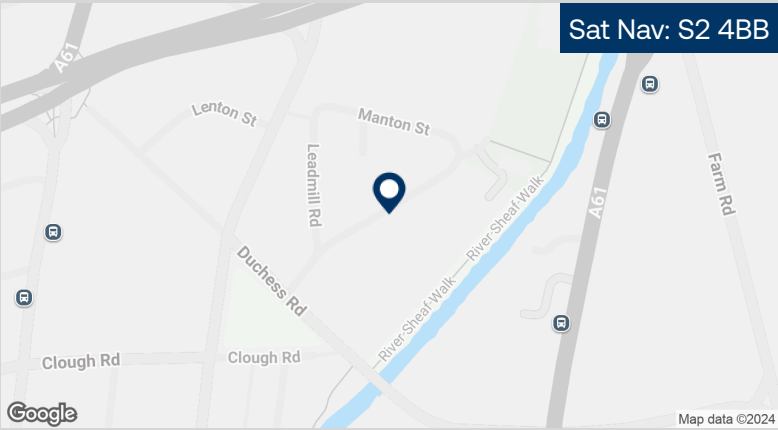
CPP
Will Rowe
will@cpp.uk
0114 270 9165

VAT

VAT will be payable where applicable.

Legal Costs

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



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 6 Sheaf Gardens	Warehouse	1,250	Immediately	£1,302 PCM
Unit 7 Sheaf Gardens	Warehouse	1,261	Under offer	Under offer
Unit 8 Sheaf Gardens	Warehouse	1,989	Under offer	Under offer
Total		4,500		

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.