



## 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. Unit 5 is a mid terraced unit 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.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 6	1,253	116.4
<b>TOTAL</b>	<b>1,253 SQ FT</b>	<b>116.4 SQ M</b>

### Terms

Available on new lease terms to be agreed.

### VAT

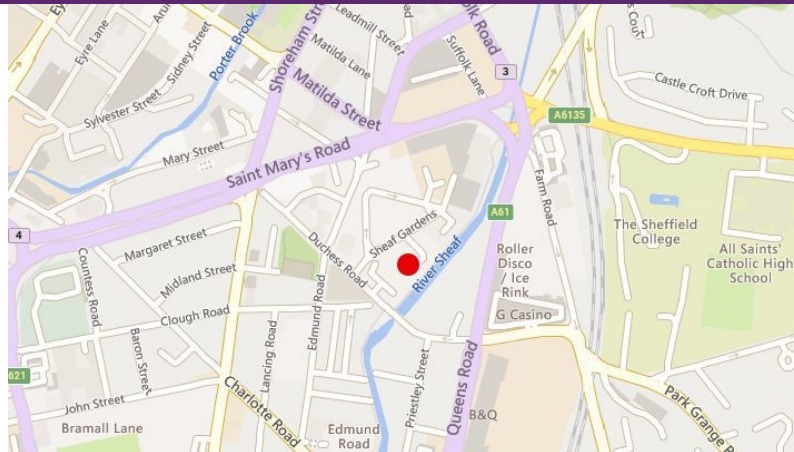
All figures are quoted exclusive of VAT at the prevailing rate.

### 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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