



## Well Located Trade/Industrial Unit Size 1,516 sq ft (140.86 sq m)

- Well established trading estate
- Close to Sheffield City Centre
- First Floor office

# Well Located Trade/Industrial - To Let

## Size 1,516 sq ft (140.86 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 is a first floor office and 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

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	1,246	115.8
First floor office:	270	25.06
<b>Total</b>	<b>1,516</b>	<b>140.86</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

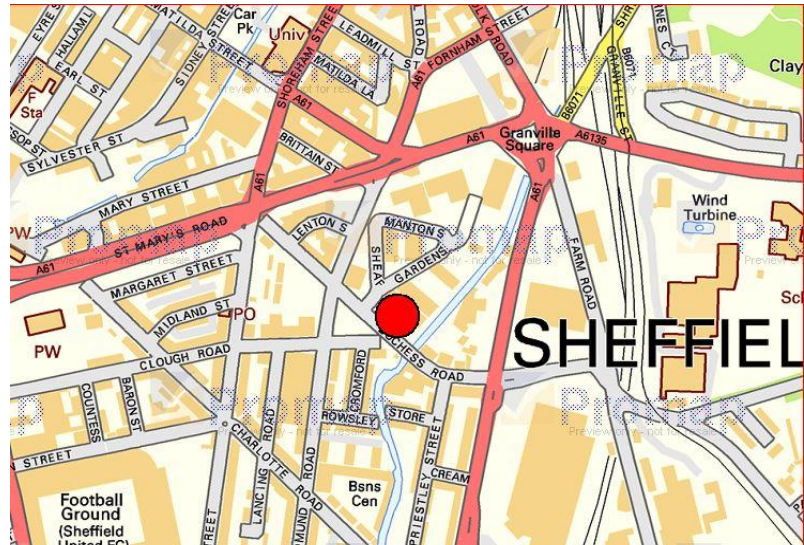
All figures quoted are subject to VAT at the prevailing rate where applicable.

### EPC Rating

Full EPC available on request.

### Terms

The premises are available to let by way of a new lease on terms to be agreed. Quoting rent on application.



### Further information

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### Date of Particulars

November 2020

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