

## TO LET

**2870 sq. ft. MODERN INDUSTRIAL UNIT WITH MEZZANINE OFFICES AND STORES**

**UNIT 1 RIVERSIDE PARK, SHEAF GARDENS, DUCHESS ROAD, SHEFFIELD, S2 4BB**



## **SITUATION**

This property is situated within an area of commercial development on the south side of Sheffield about half a mile from the city centre. It is easily accessible to all major routes in and around the city being just off the Ring Road and is close to the B & Q depot on the A61 Queens Road which links into London Road.

The Universities, Sheffield Science Park and the Railway Station are all close by.

## **DESCRIPTION and ACCOMMODATION**

This unit is within a small development of 19 industrial units known as Sheaf Gardens and Riverside Park. They comprise three terraces, with 1-9 Sheaf Gardens facing onto Duchess Street and 1-11 Riverside Park being two terraces facing each other across a central yard and accessible via a one way system through Leadmill Road.

The unit is steel portal framed with 16ft eaves height, fully insulated cladding and goods doors, double glazed aluminium windows and personnel doors. It includes a side annexe unit which can be used as a reception office.

There is a first floor office and storage deck.

The net internal floor area is:

	<b>Sq. ft.</b>
Ground Floor	1775
First Floor offices and stores	1095
	<hr/> <b>2870</b>

## EXTERNAL

The units on Riverside Park share a common entrance and central yard. Each unit has dedicated parking space in front of it.

## SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

## RATES

An extract from the 2010 Valuation List for Sheffield City Council is reproduced below:

BA reference	Address	Description	Rateable value	With effect from
N00000431949307	UNIT 1, RIVERSIDE PARK, SHEAF GARDENS, SHEFFIELD, S2 4BB	WORKSHOP AND PREMISES	£15,500	01 Apr 2010

The Uniform Business Rate for 2012/2013 is 45.8p in the £.

## LEASE

The property is available by way of a new lease on full repairing and insuring terms ideally for a period of not less than three years. A service charge is levied in respect of the maintenance and upkeep of the common landscape and car park areas.

Consideration will be given to more flexible easy in/easy out agreements.

## RENT

£16,000 (Sixteen Thousand Pounds) per annum.

## VIEWING

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7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.