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## TO LET

**1261 sq ft MODERN  
INDUSTRIAL UNIT**

**UNIT 3  
SHEAF GARDENS  
DUCHESS ROAD  
SHEFFIELD  
S2 4BL**



## **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 fully insulated cladding and goods doors.

The net internal floor area is:

Ground Floor    Production Area with WC at rear    54'6" x 23'2"    1261 sq ft

## **EXTERNAL**

The units on Sheaf Gardens 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 available.

## RATES

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

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>
<a href="#">N00000412851371</a>	WORKSHOP AND PREMISES	10,000	N	01 Apr 2010

National no domestic rates are payable by the tenant in accordance with the Uniform Business Rate which for 2011/2012 is 43.3p in the £.

## LEASE

The property is available by way of a new lease on full repairing and insuring terms for a period of 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” all inclusive deals

## RENT

£7,500 (Seven Thousand, Five Hundred Pounds)  
per annum.

## VIEWING

By arrangement with Chris Rowlands & Co.  
01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)



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### IMPORTANT NOTICE

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2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
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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.