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TO LET

**1420 sq ft MODERN
INDUSTRIAL UNIT PLUS
1420 sq ft FIRST FLOOR
OFFICES and STORES**

**UNIT 6 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

The 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.

These units are steel portal framed with 17'6" eaves height, fully insulated cladding and goods doors, double glazed aluminium windows and personnel doors.

There are Ladies & Gents WC compartments at the rear of the unit.

The unit has external security shutters and the original goods door has been adapted by inserting an aluminium shop front to facilitate trade counter sales.

The gross internal floor area is:

| | Unit 6 | Sq ft |
|---|---------------|-------------------------|
| Ground Floor Warehouse and Production Space | 55'4" x 25'8" | 1420 |
| First Floor Offices and Stores | 55'4" x 25'8" | 1420 |
| | | <hr/> 2840 <hr/> |

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 | Effective date | Rateable value |
|---------------------|--|-----------------------|-----------------------|-----------------------|
| N00000432217066 | UNIT 6, RIVERSIDE PARK, SHEAF GARDENS, SHEFFIELD, S2 4BB | WORKSHOP AND PREMISES | 01 Apr 2010 | £13,250 |

National non domestic rates will be payable by the occupier 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 ideally of three years. A service charge is levied in respect of the maintenance and upkeep of the common landscape and car park areas.

Alternative proposals for more flexible "easy in, easy out" agreements will be considered.

RENT

£10,000 (Ten Thousand Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or chris@chrisrowlands.co.uk or Knight Frank 0114 2729750.

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IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
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.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
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 6th 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.