

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

2 Riverside Court, Sheffield, S9 2TJ



- **Two Storey Office Building To Let**
- **Great Location off Attercliffe Road**
- **Potential for Ground Floor Warehouse/Storage**
- **1,521 Sq Ft (141.3 Sq M) Net Internal Area**
- **4 Demised Car Parking Spaces Plus Shared Parking**

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LOCATION

The property is located on Riverside Court, off Newhall Road, in Attercliffe.

Access to the Sheffield Parkway (A630) is approximately two miles to the south which leads to Junction 33 of the M1 Motorway and Sheffield city centre, approximately four miles to the east and two miles to the south, respectively.

Meadowhall Shopping Centre and Junction 34 of the M1 Motorway are located approximately two miles to the north so links to the wider road network are excellent.

DESCRIPTION

The building is a 1,521 sq ft mid-terrace office building arranged over two floors.

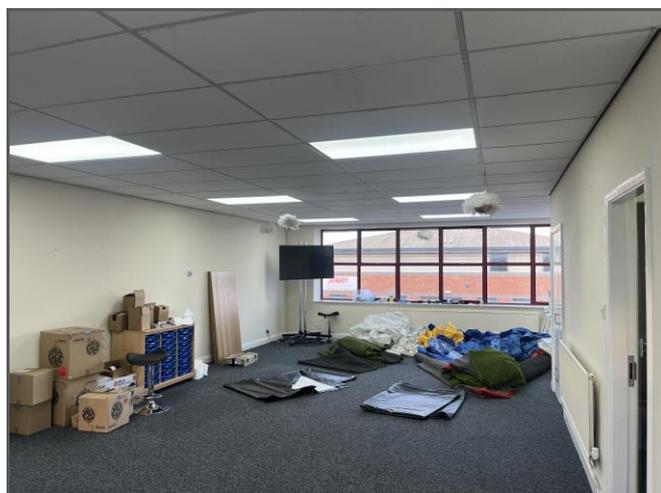
The building is accessed via a main entrance leading into the stairwell. There are two floors of good quality office accommodation.

The premises are fitted out as open plan office space with kitchen facilities and WC provisions. The ground floor could potentially be used as storage/warehouse space with the upper floor remaining as an office suite, subject to requirements.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	769 sq ft	71.45 sq m
First Floor	752 sq ft	69.90 sq m
Ground Floor	1,521 sq ft	141.35 sq m



RENT

£11.00 per sq ft.

VAT

VAT is to be paid at the prevailing rate.

RATING

The unit is rated as Office and Premises with a 2023 Rateable Value of £11,500.

The premises will qualify for 100% business rates relief, subject to status.

CAR PARKING

There are 4 demised car parking spaces plus 8 shared spaces.

SERVICE CHARGE

There is a service charge payable which covers maintenance of the estate. Details on request.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

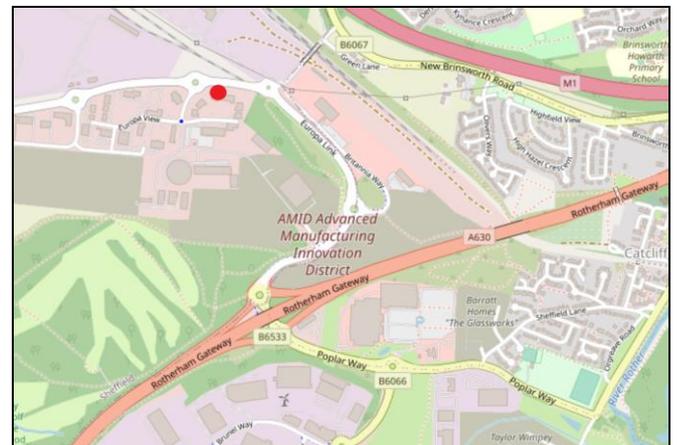
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
March 2024