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To Let /
For Sale



Modern hybrid business unit suitable for a variety of light industrial, office and commercial uses.

£340,000 For Sale/May Let

Unit 19, Jessops Riverside, Sheffield, S9 2RX

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- Modern hybrid business unit
- Popular Jessops Riverside development
- Total accommodation of approximately 3,384 sq ft
- Excellent access to Sheffield city centre and the M1 motorway



Description

The property comprises a modern end terrace hybrid business unit of steel portal frame construction providing 3,384 sq. ft. The accommodation provides a good mix of warehouse and office space. It is suitable for a variety of light industrial, warehouse, trade counter and business uses.

The warehouse extends to approximately 143.56 sq. m (1,545 sq. ft). It benefits from a solid concrete floor, LED lighting and three phase electricity. Access is provided via a roller shutter loading door measuring approximately 4.01 m wide by 2.89 m high. The clear internal height is approximately 3.15 m, rising to 6.72 m at the apex. A steel framed mezzanine provides a further 23.20 sq. m (250 sq. ft) of storage accommodation.

The ground floor also provides a reception/entrance lobby and WC facilities.

The first floor provides well-presented office accommodation. This is predominantly open plan with glazed partitioned meeting rooms/private offices. The offices benefit from LED lighting, comfort cooling, carpeted floors, perimeter trunking and a fitted kitchen. Further WC facilities are also provided.

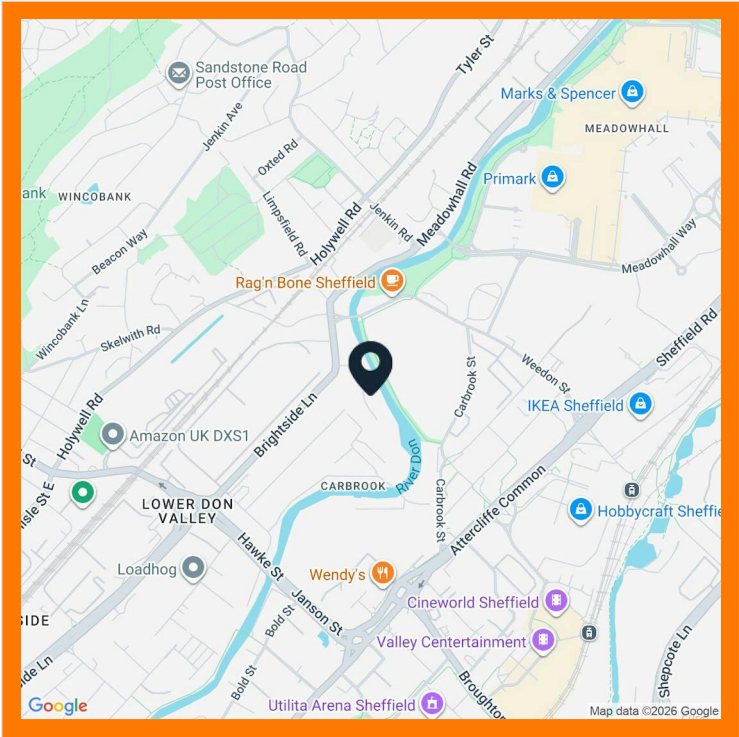
Externally, the property benefits from dedicated on-site car parking and loading immediately to the front of the unit.

Location

The subject property is situated within Jessops Riverside, an established commercial development on Brightside Lane. Sheffield City Centre is approximately 3 miles (5 km) to the southwest.

The estate occupies a prominent position close to Meadowhall Shopping Centre and benefits from good road connectivity. Junction 34 of the M1 motorway is approximately 1 mile to the northeast via the A6102 and A6178.

The surrounding area comprises a mix of industrial, warehouse, trade counter and commercial occupiers, making it a well-established business location.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse and Ancillary	1,899	176.42	Available
Ground - Mezzanine Storage	250	23.23	Available
1st - First Floor Office and Ancillary	1,235	114.74	Available
Total	3,384	314.39	

Terms

The property is available either by way of a new lease on flexible terms at an initial rental of £34,000 per annum plus VAT, or for sale at a quoting price of £340,000 plus VAT.

Money Laundering Checks

The Money Laundering Regulations require us to conduct checks upon all tenants/purchasers.

Prospective tenants/purchasers will be required to provide certain identification documents.

Business Rates

Rateable Value of £21,250 1st April 2026

Energy Performance Certificate

Upon Enquiry

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