

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

1 Riverside Court, Sheffield, S9 2TJ



- **Three Storey Hybrid Building To Let**
- **Ground Floor Warehouse / Storage with Upper Floor Offices**
- **Great Location off Attercliffe Road**
- **2,350 Sq Ft (218.3 Sq M) Net Internal Area**
- **Four Demised Car Parking Spaces**

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LOCATION

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

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 property is an end terrace 2,350 sq ft hybrid building arranged over ground to second floors.

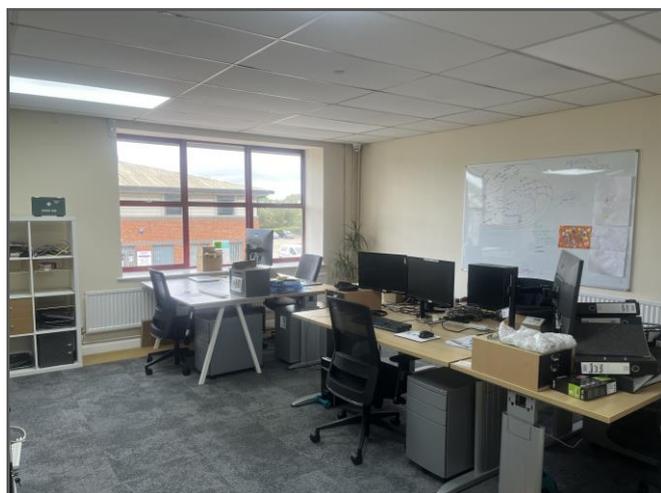
The ground floor comprises of a warehouse / storage space and the upper floors provided good quality office accommodation.

There are demised WC's and a good sized kitchen. The building benefits from central heating throughout and the ground floor could be converted to office space if required.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	925 sq ft	85.9 sq m
First Floor	906 sq ft	84.2 sq m
Second Floor	519 sq ft	48.2 sq m
Ground Floor	2,350 sq ft	218.3 sq m



TERM

A new lease is available directly from the landlord for a term by arrangement.

RENT

We are quoting £17,950 per annum.

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 £16,750.

CAR PARKING

There are four demised car parking spaces.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC Rating 'D' (85).

LEGAL COSTS

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

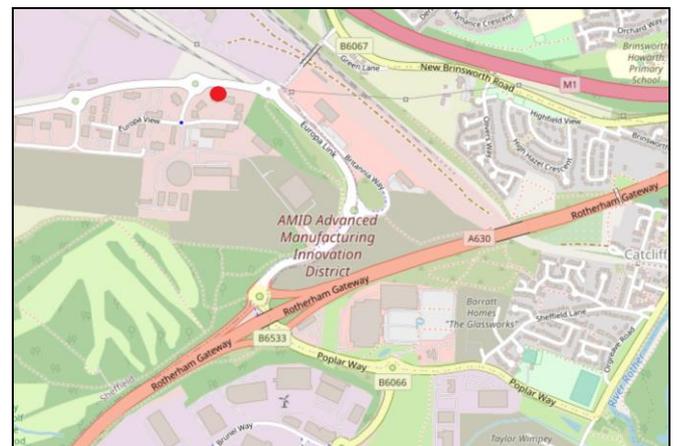
VIEWING ARRANGEMENTS

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
October 2025