

To Let

Unit 15 Riverside Court,
Don Road, Sheffield, S9
2TJ

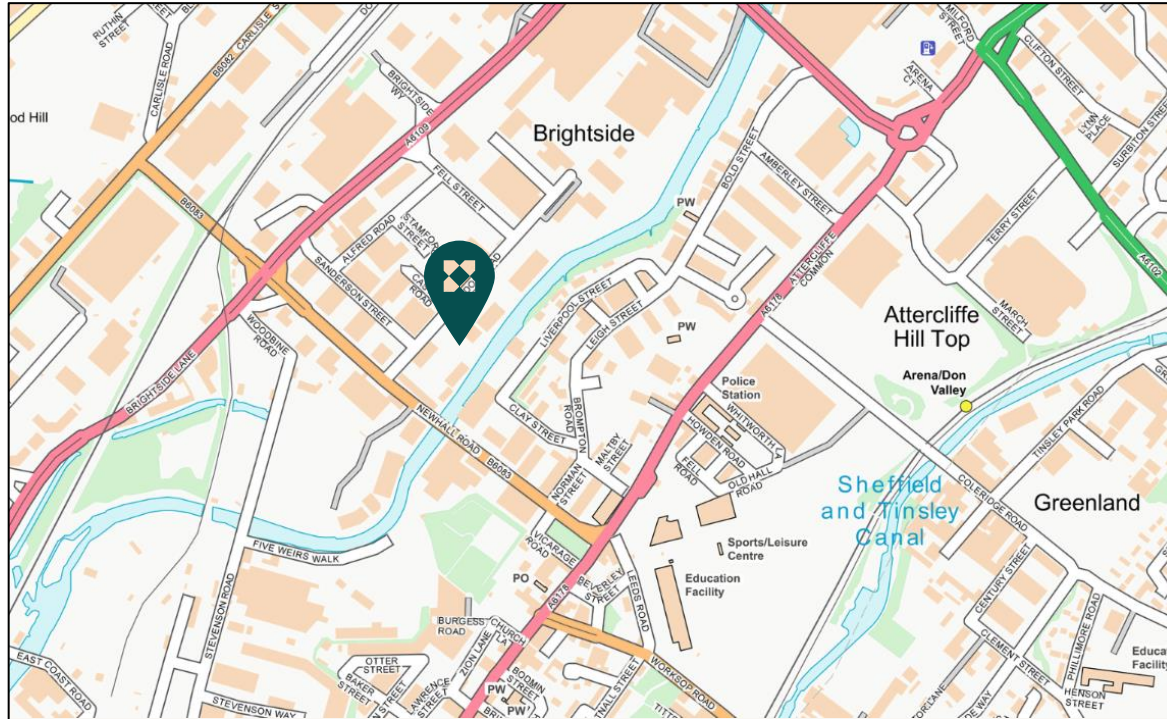
13,921 sq ft (1,293 sq m)

- Detached modern industrial / warehouse premises
- Ancillary two storey office accommodation
- Large site area of 0.96 acres
- Available to let by way of new lease from July 2026

Your partners in property



Location



The premises are located on Riverside Court within the Attercliffe area of Sheffield. The premises are accessed off Don Road, which connects to Newhall Road (B6083).

Newhall Road provides access to both Brightside Lane (A6109) and Attercliffe Road (A6178) which both serve as direct links to Junction 34 of the M1 Motorway, which is located approximately 1.9 miles to the North-East. Sheffield City Centre is located approximately 2.5 miles to the South-West.

The surrounding area is home to various established industrial and warehouse occupiers such as Scania, Torres Pumps, Gripple, Motor Parts Direct and LB Foster Rail Technologies.



By Road

Approximate road travel distances are as follows:

Junction 34 M1:	1.9 miles
Sheffield City Centre:	2.5 miles
Junction 33 M1:	4.4 miles

Description

The premises comprise a detached industrial/warehouse unit of steel portal frame construction with part brick part clad elevations set beneath a hipped pitched roof incorporating translucent roof panels. It is finished to the following specification:

- 6 metre eaves
- Lighting throughout
- 8 Ground level loading doors
- Ambi-rad heaters to the warehouse
- W/C and canteen / staffroom facilities
- 2-Storey office accommodation
- Gas central heating to the offices
- Large secure yard
- Car parking to the front
- Total site area of 0.9 acres
- Well-Established location with proximity to Junction 34 of the M1
- Good links to Sheffield City Centre



6m
Eaves



8x Ground Level
Loading Doors



Fitted
Offices



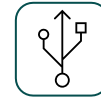
Lighting



Car Parking



Large
Yard



Connections to all
mains services



Great
Location



Fibre
Enabled

Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse	896.26	9,357
Ground Floor Office	204.3	2,200
First Floor Office	219.66	2,364
Total	1,293.22	13,921

Terms

The accommodation is available to let by way of a new lease directly from the Landlord on terms to be agreed.

Quoting Rent

£122,000 per annum exclusive.

EPC

The property has an Energy Performance Certificate (EPC) rating of D81.

A full EPC is available on request.

Rates

The property has a Rateable Value of £70,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Planning

The property is understood to benefit from B8 consent (Storage & Distribution).

Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



www.knightfrank.co.uk / 0114 272 9750



Kitty Hendrick

0114 241 3907
07989 735 137
Kitty.hendrick@knightfrank.com



Oliver Hodson

0114 241 3902
07929 796 031
oliver.hodson@knightfrank.com



Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs dated January 2026.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.