

UNDER OFFER



## Unit 21, Jessops Riverside

800 Brightside Lane, Sheffield, S9 2RX

**Modern commercial unit for sale in light industrial park - suit a variety of business uses as hybrid storage/office space**

**3,664 sq ft**

(340.40 sq m)

- Modern business unit for sale
- Suit a variety of purchasers: owner occupier or investor
- Located in light industrial business park
- Dedicated parking
- Available freehold

# Unit 21, Jessops Riverside, 800 Brightside Lane, Sheffield, S9 2RX

## Description

Unit 20 is a modern hybrid office/storage business unit of steel portal framed construction. Externally it enjoys an "end of terrace" location in a light industrial estate with similar units. It benefits from car parking and loading areas to the front and side of the building. Internally it is fitted out as offices to the first floor, with the ground floor being divided into smaller office spaces. There is access for personnel to the building and a roller shutter door. The property would suit a number of businesses, offering flexible commercial space, whether as an owner occupier or investor.

## Location

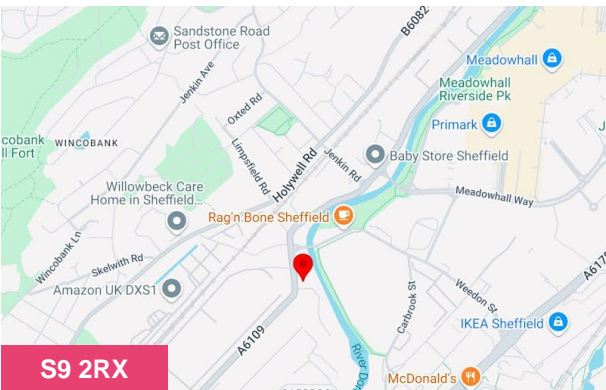
The Jessops Riverside light industrial estate is located between Sheffield City Centre and Meadowhall, with easy access to J34 of the M1. It is situated on the main thoroughfare connecting the two in the Don Valley.

## Viewings

Via Tim Bottrill (see contact details below) or Ed Norris (0114 270 9160) at our joint agent, CPP.

## Terms

The property is available to purchase in the sum of £395,000 (freehold) on terms to be agreed.



## Summary

Available Size	3,664 sq ft
Price	£395,000
EPC Rating	Upon enquiry

## Viewing & Further Information



**Tim Bottrill**  
0114 299 3121 | 07810 865561  
tim@colloco.co

Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 28/04/2025









