

For Sale.



Industrial / Manufacturing / Warehouse – Totalling 15,518 Sq. Ft - On a Site of 0.54 Acres

Durham Foundry, Harleston Street, Sheffield S4 7QB

Location.

The premises is situated on Harleston Street within the Lower Don Valley area of Sheffield. Harleston Street is accessed via Carlisle Street East (B6082), which links to Attercliffe Common (A6178), a main thoroughfare which provides access to Junction 34 of the M1 Motorway approximately 3.2 miles away. The property is located 2.4 miles to the North-East of Sheffield City Centre.

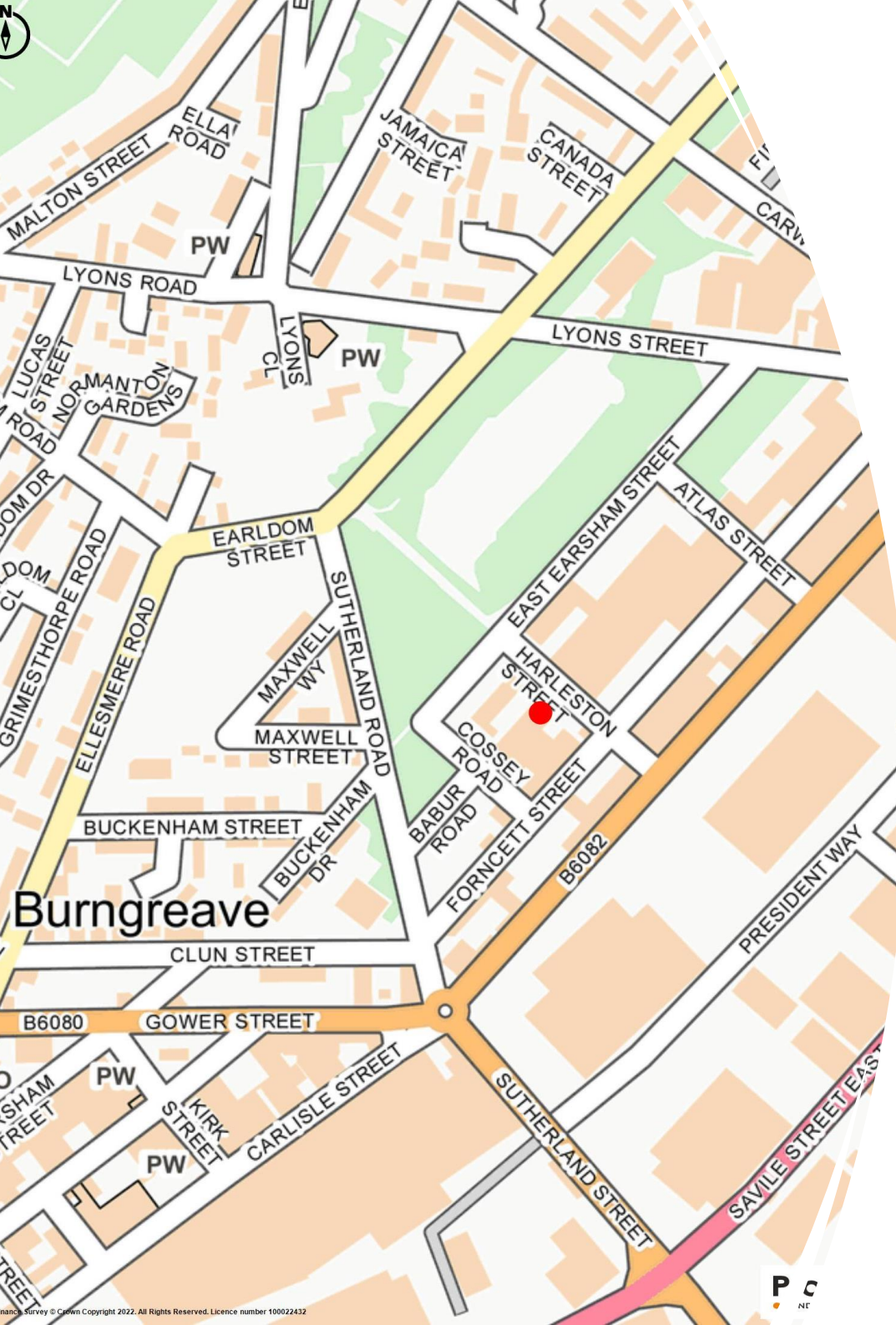
The surrounding area is home to a multitude of established industrial occupiers, including Apollo Distribution Solutions, Starweld Engineering, Heat Treatment Services and TH Michaels Construction.

Description.

The premises comprise of a brick-built former foundry / warehouse building with a pitched roof and a further brick-built two storey office building. There is an ancillary welfare block between the offices and warehouse and further workshop / storage space to the rear of the premises with a secure yard area.

In summary, the property comprises the following specification:

- ❑ Full height roller shutter doors
- ❑ Office accommodation over two floors
- ❑ 368 KVA incoming power supply
- ❑ 2 x 5 tonne, 1 x 3 tonne and 2 x 1 tonne overhead cranes
- ❑ Fully fitted lighting throughout
- ❑ Connection to all mains services
- ❑ Various equipment such as a fitted compressed air system, a high cycle generator and various LEV plant may be available by separate negotiation
- ❑ Showers, locker room, and mess facility
- ❑ 8.26m eaves in parts
- ❑ Two secure service yards



Accommodation.

From the measurements taken on site the premises provides the following Gross Internal Areas (GIA):

Description	Sq M	Sq FT
Total	1,442.17	15,518

Tenure.

The property is available by way of a long leasehold sale.

The long leasehold interest was granted of 200-years on 25th March 1956 therefore the premises benefits from an unexpired lease term of 134 years.

Price.

POA – please contact agents for further information.

Use Class.

The premises currently hold an environmental permit for 'Part B processes: ferrous metals' regulated by the Environment Agency through Sheffield City Council.

Rateable Value.

It is understood that the premises have a Rateable Value of £22,000. Rates payable as of 2022/23 are 51.2p in the £.

Interested parties should verify the rates payable with the local rating office.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC.

The property has an EPC Rating of C56. Full copy available on request.

Subject to Contract.



Contact.

For further information, or to arrange a viewing, please contact agents at Knight Frank.

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Particulars up dated August 2023. Photographs dated August 2023.

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