

0114 2449121

eddisons.com

INDUSTRIAL UNIT - TO LET

Eddisons



UNIT 6, HARLESTON WORKS, FORNCETT STREET, SHEFFIELD. S4 7QG

**Rent £85,000 per annum**

**Size: 22,591 sq ft (2,098.7 sq m)**

- Well Located High Bay Engineering Workshop with Cranage
- Available January 2025
- Ideal for Engineering Use



## LOCATION

The property is situated at the junction of Forncett Street and Atlas Street approximately 100 yards away from the junction with Carlisle Street East, approximately 1 mile east of Sheffield City Centre.

Carlisle Street East links on to Brightside Lane providing main arterial route through Sheffield's Lower Don Valley giving access to Junction 34 of the M1 Motorway approximately 2 miles north East.



## DESCRIPTION

The property comprises a double bay engineering workshop with eaves height of 9 metres, 2 roller shutter commercial vehicle access doors directly on to Forncett Street and a raised access driveway and pedestrian access to the ground floor offices.

The Engineering Workshop benefits from 2 overhead cranes to each bay, the front bay having 5 ton and 10 ton capacity and the rear bay having 12.5 ton and 6.5 ton capacity. The property has recently been re-roofed.

## SERVICES

We understand that all main services are connected to the property and the building benefits from a sub station.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas available.

	M <sup>2</sup>	SQ FT
Industrial Workshop	1,803.7	19,415
Offices, Stores and Ancillary Areas	320.88	3,454



## RENT

Annual Rental - £85,000 per annum exclusive.

## VAT

Vat will be charged on the rental and any other payments detailed above.

## LEASE TERMS

The property is available on a new three, six or nine year fully repairing and insuring lease with three yearly rental reviews.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £46,250.

## TENURE

Leasehold

## LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

## EPC

The property has an EPC of D (76). A copy of the EPC is available from the agent.

## ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide proof of ID to comply with money laundering legislation.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Fernie Greaves

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

George.Thompson@eddisons.com

(0114) 2449121 Mobile 07831446313

Ref: 151131

For more information, visit [eddisons.com](http://eddisons.com)

T: 0114 2449121

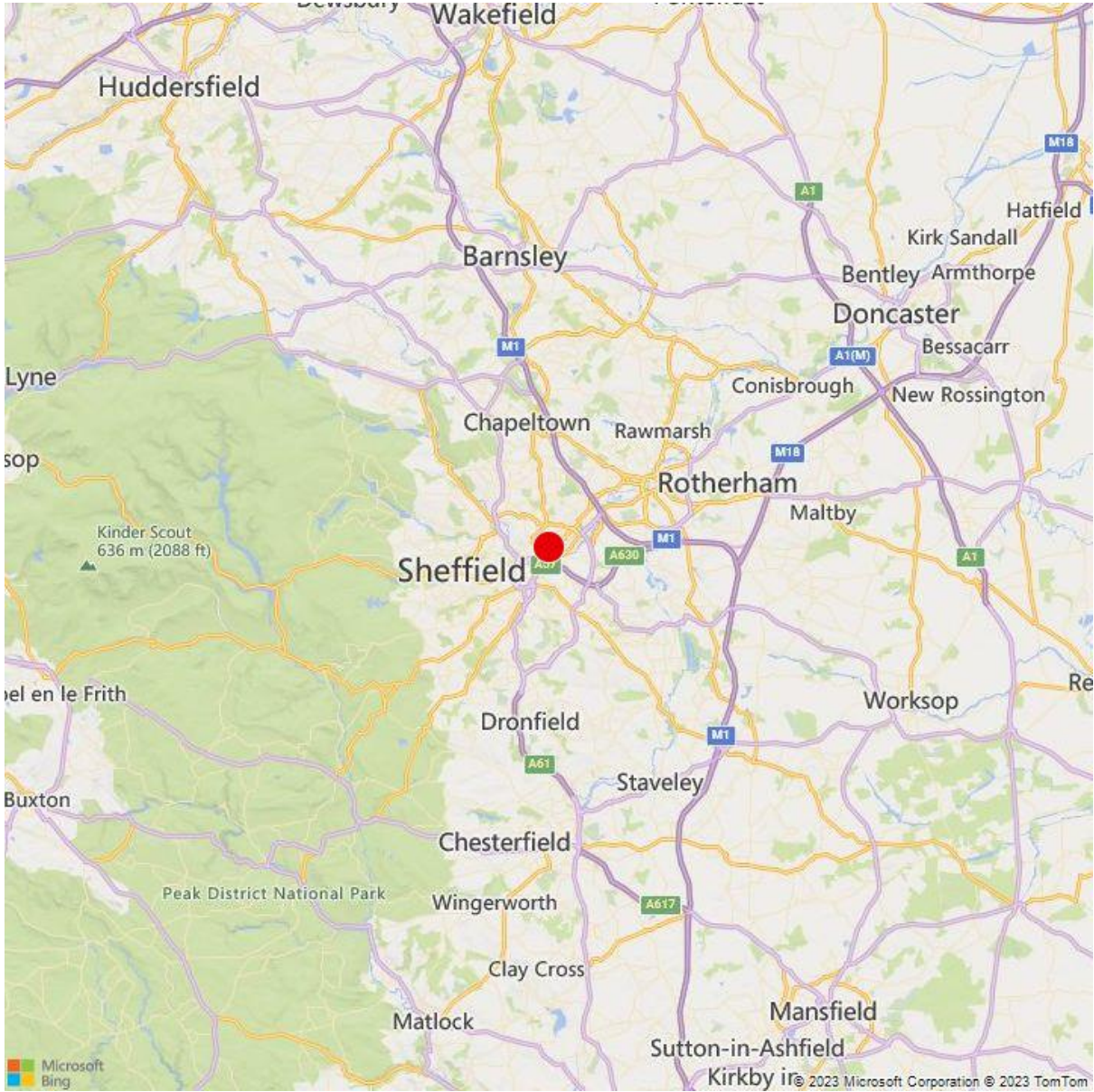
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