



Unit 6, Harleston Works, Forncett Street  
Sheffield S4 7QG

# Unit 6, Harleston Works

Forncett Street, Sheffield S4 7QG



## Agreement

To Let



## Detail

INDUSTRIAL



## Rent/Price

£85,000 pax



## Size

2,124.53 sq m (22,896  
sq ft)



## Location

Sheffield S4 7QG



## Property ID

751.151131

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Surveyor

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## Property

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 been re-roofed.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Industrial Workshop	1,803.7	19,415
Offices, Stores and Ancillary Areas	320.88	3,454
Total GIA	2,124.53	22,869

## Energy Performance Certificate

Rating: D (76). A copy of the EPC is available from the Agents on request.

## Services

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

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield Council  
**Description:** Industrial and Premises  
**Rateable value:** £55,500  
**UBR:** 0.546  
**Period:** From April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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

## Rent

**£85,000 per annum exclusive.**

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## 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.





