

Industrial

Units 10&11, Hoyland Road | Hillfoot Industrial Estate

Hoyland Road, Sheffield, S3 8AB

Units 10&11, Hoyland Road | 1,781 sq ft

Industrial unit in a premier industrial location

This flexible space is suitable for a variety of uses including storage, manufacturing, or trade counter.

The unit is equipped with 3 phase power, and WC facilities.

The estate is in within touching distance of the A61 Penistone Road so commuting in and out of Sheffield City Centre is a breeze in just 5 minutes and the M1 is only 15 minutes away.



Lease Type

New

Unit Summary

- 3 Phase Power
- 24 Hour Access
- Turning Circle
- Flexible Space
- Well Maintained Estate
- Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,000.00	£11.79
Rates	£4,384.80	£2.46
Maintenance Charge	£3,600.00	£2.02
Insurance	£356.20	£0.20
Total Cost	£29,341.00	£16.47

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/UIP0100969

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Location

Hillfoot Industrial Estate is well positioned, being less than 2 miles to Sheffield train station and is within walking distance to local amenities



Road
A57: 1 mile



Airport
Doncaster Sheffield Airport: 24 miles



Rail
A57: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (78)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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