

Industrial

UNIT 12, FARFIELD ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB

UNIT 12, FARFIELD ROAD | 1,047 SQ FT

Industrial with office and front shop/counter

Perfectly sized for a start up business or new venture, this unit has office accommodation and a front shop/counter with industrial space. 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, with a parking space for use just outside.

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. Not only that, the M1 is only 15 minutes away.

Lease Type

New



✓ Unit Summary

- 3 Phase Power
- Office Accommodation
- 24 Hour Access
- Ideal Trade Counter Units
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,226.00	£13.59
Rates	£4,989.60	£4.77
Maintenance Charge	£1,830.00	£1.75
Insurance	£209.40	£0.20
Total Cost	£21,255.00	£20.30

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/UIP0100951

+44(0) 808 169 7554

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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	B (27)

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 indurent.com"



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