

Industrial

# UNIT 12, HOYLAND ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB

## UNIT 12, HOYLAND ROAD | 888 SQ FT

Ideal starter unit coming soon

Perfectly sized for a start up business or new venture, this flexible space is suitable for a variety of uses including storage, manufacturing, or trade counter.

The unit is equipped with 3 phase power, a roller shutter door, 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
- 24 Hour Access
- Storage Unit
- Starter Unit
- Car Parking
- Close to Transport

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,300.00	£11.60
Rates	£2,242.80	£2.53
Maintenance Charge	£1,550.00	£1.75
Insurance	£177.60	£0.20
<b>Total Cost</b>	<b>£14,270.40</b>	<b>£16.07</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0100970](http://unit.info/UIP0100970)

+44(0) 808 169 7554

Industrial




# UNIT 12, HOYLAND ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB



## 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: 26 miles
-  Rail  
Sheffield: 2 miles

## 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us





## Key Contact



**Carola Parrino**  
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

 +44(0) 808 169 7554

 For more info please visit: [unit.info/UIPO100970](https://unit.info/UIPO100970)

+44(0) 808 169 7554