

Industrial

Unit 8, Hoyland Road | Hillfoot Industrial Estate

📍 Hoyland Road, Sheffield, S3 8AB

Unit 8, Hoyland Road | 914 sq ft

Industrial Unit with large office

This space 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.
The unit is equipped with a roller shutter door, pedestrian access and washroom facilities. There is a dedicated parking space on your doorstep.
This space is suitable for a variety of uses including storage and manufacturing but also as a starter unit for a new business venture.

Lease Type

New



✓ Unit Summary

- Refurbished Unit
- 3 Phase Power
- Flexible Space
- 24 Hour Access
- Car Parking
- WC Facilities

[View Virtual Tour →](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,100.00	£13.24
Rates	£2,343.60	£2.56
Maintenance Charge	£1,900.00	£2.08
Insurance	£182.80	£0.20
Total Cost	£16,526.40	£18.08

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/UIP0100967

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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
1.5 miles north of Sheffield City Centre



Airport
Doncaster Sheffield Airport is approximately 24 miles away



Rail
1.5 miles north of Sheffield City Centre

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	C (75)

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](https://industrials.co.uk)."



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