

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

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,800.00	£10.56
Rates	£4,384.80	£2.46
Maintenance Charge	£3,100.00	£1.74
Insurance	£356.20	£0.20
Total Cost	£26,641.00	£14.96

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: 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 (49)

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."



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