

# Hoyland Industrial Estate

Industrial

## Units 17&18, Hoyland Road | Hillfoot Industrial Estate

Hoyland Road, Sheffield, S3 8AB

0800 1 22 3330

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### Units 17&18, Hoyland Road | 1,978 sq ft

Industrial Unit with office accommodation

A perfectly sized unit with office accommodation 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 a 3 phase power, and WC facilities, with a parking space for use just outside in a well maintained estate.

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

Lease Type

New



#### Unit Summary

- 3 Phase Power
- Turning Circle
- 24 Hour Access
- Well Maintained Estate
- Car Parking
- WC facilities

#### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,500.00	£11.88
Rates	£4,485.60	£2.27
Maintenance Charge	£3,900.00	£1.97
Insurance	£395.60	£0.20
<b>Total Cost</b>	<b>£32,281.20</b>	<b>£16.32</b>

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.

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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	B (44)

## 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."



Call +440 808 169  
7554



enquiries@industrials.co.uk  
+440 808 169 7554

www.industrials.co.uk

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