

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

Hoyland Industrial Estate

Hoyland Road, Sheffield, S3 8AB

## 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.

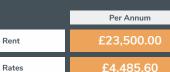
The estate is in within touching distance of the A61 Penistone Road so commuting in and out of Sheffield City Centre in just 5 minutes. The M1 is only 15 minutes away.





#### 🕗 Unit Summary

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



**Occupational Costs** 

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Maintenance Charge	£3,900.00	£1.97
Insurance	£395.60	£0.20
Total Cost	£32,281.20	£16.32

Per Sq Ft

£11.88

F2 27

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: <u>unit.info/UIP0100972</u>

## +440 808 169 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 1.5 miles north of Sheffield City Centre

**Key Contact** 

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)	



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

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