

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.

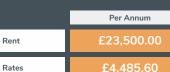
The estate is in within touching distance of the A61 Penistone Road so commuting in and out of Sheffield City Centre in just 5 minutes. The M1 is only 15 minutes away.





🕗 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)	



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