

Industrial

# Unit 9, Farfield Road | Hillfoot Industrial Estate

📍 Hoyland Road, Sheffield, S3 8AB

## Unit 9, Farfield Road | 1,038 sq ft

Industrial unit coming soon in a premier industrial location

This flexible unit is well suited for a range of business needs to include light industrial, warehouse, trade counter, and storage space.

The unit is equipped with a roller shutter door, 3 phase power, and WC facilities, with space for parking just outside.

Situated on Farfield Road, Hillfoot Industrial Estate, the unit is close to the A61 Penistone Road, meaning travelling to Sheffield City Centre is a breeze in just 5 minutes, and the M1 is only 15 minutes away.

Lease Type

New



### ✔ Unit Summary

- WC facilities
- 3 Phase Power
- 24 Hour Access
- Car Parking
- Flexible Space
- Electric Roller Shutter Door

View Virtual Tour →

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,700.00	£12.24
Rates	£4,032.00	£3.88
Maintenance Charge	£2,200.00	£2.12
Insurance	£207.60	£0.20
<b>Total Cost</b>	<b>£19,139.60</b>	<b>£18.44</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0100948](http://unit.info/UIP0100948)

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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	A (23)

## 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."



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