

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

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.



lew







	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
Total Cost	£19,139.60	£18.44

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.ong.uk/annu/scf.business-rate-relief/small-lusiness-rate-relief or read our rates blog

### +440 808 169 7554

For more info please visit: <u>unit.info/UIP0100948</u>

Industrial

### Unit 9, Farfield Road | Hillfoot Industrial Estate

P Hoyland Road, Sheffield, S3 8AB



#### 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

ET?

**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	A (23)	



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

www.industrials.co.uk

Follow us

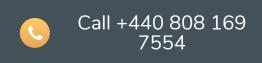
Ƴ in





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."





+440 808 169 7554