


Industrial

Unit 21, Hoyland Road | Hillfoot Industrial Estate

 Hoyland Road, Sheffield, S3 8AB

Unit 21, Hoyland Road | 888 sq ft

Industrial unit available in a premier industrial location

This flexible unit is well suited for a range of business needs to include light industrial, warehouse, retail/trade counter, leisure and storage space. Situated on Hoyland Road, Hillfoot Industrial Estate, the space benefits from WC facilities and 24-hour access.

Lease Type

New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Starter Unit
- Car Parking
- Flexible Space
- WC Facilities


[View Virtual Tour →](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,800.00	£13.29
Rates	£2,343.60	£2.64
Maintenance Charge	£1,800.00	£2.03
Insurance	£177.60	£0.20
Total Cost	£16,121.20	£18.15

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)



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Key Contact



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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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