

Industrial

# UNIT 12, FARFIELD ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB

## UNIT 12, FARFIELD ROAD | 1,047 SQ FT

Industrial with office and front shop/counter

Perfectly sized for a start up business or new venture, this unit has office accommodation and a front shop/counter with industrial space. This flexible space is suitable for a variety of uses including storage, manufacturing, or trade counter. The unit is equipped with 3 phase power, and WC facilities, with a parking space for use just outside.

The estate is in within touching distance of the A61 Penistone Road so commuting in and out of Sheffield City Centre is a breeze in just 5 minutes. Not only that, the M1 is only 15 minutes away.



Lease Type

New

### Unit Summary

- 3 Phase Power
- On-Site Canteen Facility
- 24 Hour Access
- Well Maintained Estate
- Car Parking
- Starter Unit

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,400.00	£14.71
Rates	£4,950.00	£4.73
Maintenance Charge	£1,830.00	£1.75
Insurance	£209.40	£0.20
<b>Total Cost</b>	<b>£22,389.40</b>	<b>£21.38</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/UIP0100951](http://unit.info/UIP0100951)

+44(0) 808 169 7554

# UNIT 12, FARFIELD ROAD | HILLFOOT INDUSTRIAL ESTATE

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  
A57: 1 mile



Airport  
Doncaster Sheffield Airport: 26 miles



Rail  
Sheffield: 2 miles

## 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (27)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



+44(0) 808 169 7554



For more info please visit: [unit.info/UIP0100951](https://unit.info/UIP0100951)

+44(0) 808 169 7554