/INDURENT

Industrial

UNIT 25, HOYLAND ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB

UNIT 25, HOYLAND ROAD | 896 SQ FT

Ideal starter unit

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

- 24 Hour Access
- Storage Unit
- Roller Shutter Door
- Well Maintained Estate
- Starter Unit
- Fire Alarm System

	Per Annum	Per Sq Ft
Rent	£10,700.00	£11.94
Rates	£2,410.17	£2.69
Maintenance Charge	£1,800.00	£2.01
Insurance	£179.20	£0.20
Total Cost	£15,089.37	£16.84

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: unit.info/UIP0100978

+44(0) 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
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	C (52)

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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."

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