

Industrial

UNIT 5, HOYLAND ROAD | HILLFOOT INDUSTRIAL ESTATE

Hoyland Road, Sheffield, S3 8AB



UNIT 5, HOYLAND ROAD | 916 SQ FT

Industrial unit in a premier industrial location

Units 5 and 6 Hoyland Road can be let together if required. Perfectly sized for a start up business or new venture, 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

- WC Facilities
- Roof Lights
- Fire Alarm System
- Starter Unit
- Storage Unit
- LED Lighting

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,900.00	£11.90
Rates	£2,383.98	£2.60
Maintenance Charge	£1,900.00	£2.07
Insurance	£183.20	£0.20
Total Cost	£15,367.18	£16.78

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.

Industrial

UNIT 5, HOYLAND 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	A (24)



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/UIP0100964

+44(0) 808 169 7554