

Industrial

Unit 12, Hoyland Road | Hillfoot Industrial Estate

📍 Hoyland Road, Sheffield, S3 8AB

Unit 12, Hoyland Road | 888 sq ft

Ideal starter unit coming soon

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, a roller shutter door, 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
- 24 Hour Access
- Storage Unit
- Starter Unit
- Car Parking
- Close to Transport

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,800.00	£13.29
Rates	£2,242.80	£2.53
Maintenance Charge	£1,800.00	£2.03
Insurance	£177.60	£0.20
Total Cost	£16,020.40	£18.04

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 (45)

Key Contact



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](https://www.industrials.co.uk)."



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