



TO LET

INDUSTRIAL PREMISES

**HOYLAND INDUSTRIAL ESTATE, SHEFFIELD,
S3 8AB**

APPROXIMATELY 871 – 1,066 sq ft

LOCATION

Hoyland Industrial Estate is located approximately 1 mile to the North West of Sheffield City Centre, close to the A61 Penistone Road, the main arterial route through the city, providing direct access to Junction 36 of the M1 Motorway, approximately 6.5 miles to the North.

The estate is located adjacent to Hillfoot and Farfield Industrial Estates, just off Penistone Road (A61), which provides easy access to the city centre. In addition, the Penistone Road area is an established location for motor dealerships, retail, industrial and distribution.

DESCRIPTION

Each of the units are of modern steel frame construction, with metal clad elevations and corrugated roofs with an eaves height of approximately 4m. The units benefit from roller shutter doors and private parking as well as communal parking at the entrance to the estate. Many of the units have been refurbished to provide new distribution boards (three phase), lighting, roof lights and have been redecorated throughout.





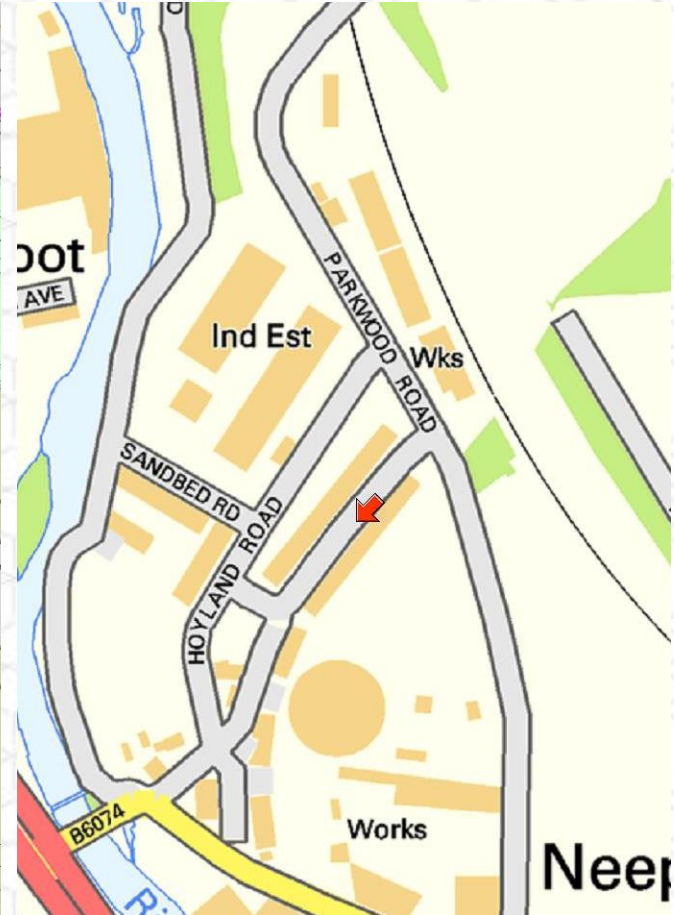
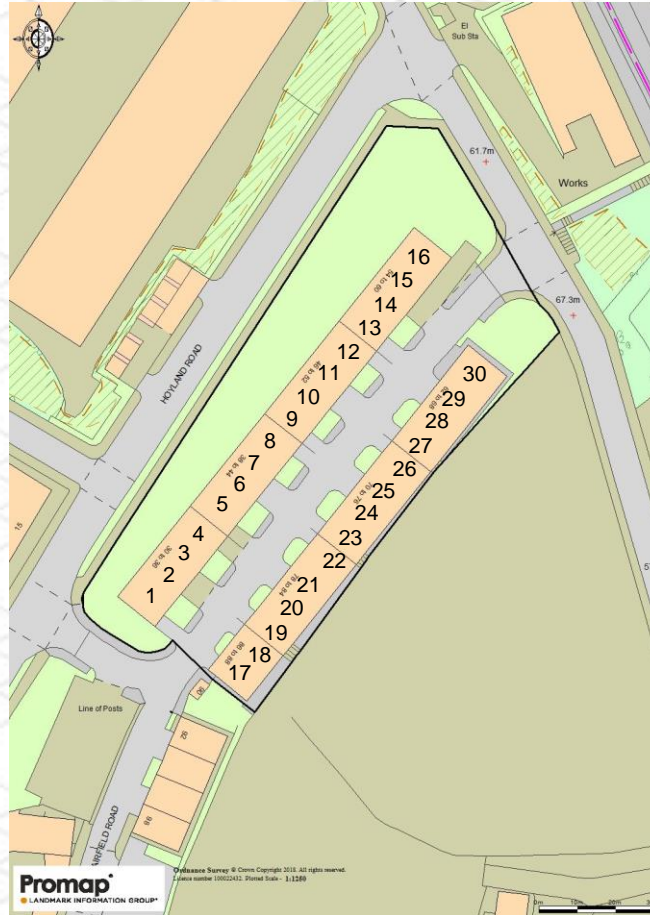
ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate Gross Internal Areas:

Unit	Sq M	Sq Ft	Rent (per annum)	Rateable Value
7	80.92	871	£7,000	£3,450
9	87.42	941	£7,500 Available 1 st Dec.	£3,450
25	81.94	882	£7,500	£3,450
27	86.86	935	£7,500 Under Offer	£3,550

SERVICE CHARGE & BUILDING INSURANCE

An additional service charge is payable in relation to the shared maintenance of the external parts of the Estate. The estate service charge budget for the 12 month period ending 30th June 2018, the estate service charge budget is apportioned at approximately £1.11 per sq ft.



ENERGY PERFORMANCE CERTIFICATE

Available on request.

OTHER LEASE TERMS

The property is available to let as a new lease for a term of three years, or longer if required.

The Tenant shall accept full responsibility for repairs to the Property during the lease term.

A rental deposit may be required subject to the financial status of the Tenant.

RATING ASSESSMENT FOR UNIT

Interested parties are advised to verify this information by making direct contact with the local Rating Authority

VAT

All prices and rents quoted are subject to VAT at the prevailing rate where applicable.

VIEWING

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