



**STERLING
INDUSTRIAL**

TO LET INDUSTRIAL PREMISES

SHEFFIELD, S3 8AB

UNIT 7, HILLFOOT INDUSTRIAL ESTATE, SHEFFIELD

302 sq m (3,250.7 sq ft)

LOCATION

Hillfoot 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 Farfield and Hoyland Road 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

The estate comprises 11 units totalling 8,633 sq ft in three terraces, arranged around a central parking / servicing area. The units are of steel portal frame construction with part brick / part profile clad elevations, set beneath a pitched metal clad roof with an eaves height of approximately 4.85m.

The unit benefits from three phase electricity and separate water and gas supply.



**Excellent access to
A61**

**Immediately
Available**

**Secure Gated
Entrance**





ACCOMMODATION

The Unit Comprises the following gross internal areas:

Unit	Sq M	Sq Ft
7	302.0	3,250.7

RENTAL

Asking rental £16,300 per annum plus VAT (£5.00 per sq. ft.).

SERVICE CHARGE

An additional service charge is payable in relation to the shared maintenance of the external part of the Estate. For the 12 month period ending 30th June 2018 the estate service charge budget apportioned to Unit 7 is £3,266 plus VAT.

OTHER LEASE TERMS

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.

The Landlord will recover its costs in insuring the building. Insurance cost for 2018 is £492.36 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Ratings are:-

Unit 4 – Band 'D' (85)

Full copies of the EPC's are available for inspection if required



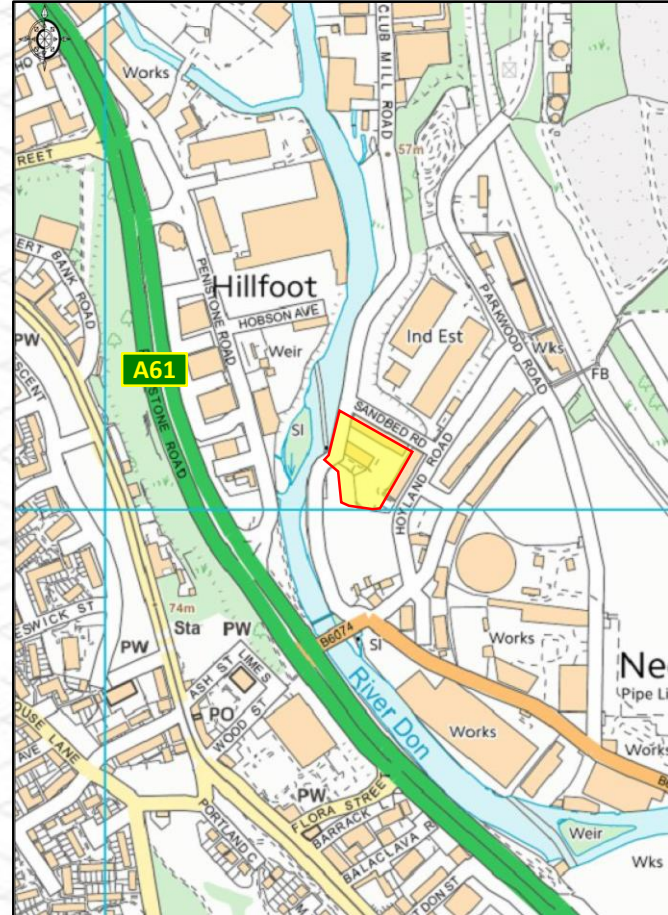
RATING ASSESSMENT

Unit 7 has a rateable value of £13,500. The current small business rates multiplier is 0.466 making the 2017/18 rates liability approx. £6,291. Small business rates relief may be applicable. Interested parties should verify this information.

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

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard form of tenancy documentation a charge may be administered



VIEWING

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