



**STERLING
INDUSTRIAL**

TO LET INDUSTRIAL PREMISES

S3 8AB

UNIT 17/18 HOYLAND INDUSTRIAL ESTATE,
SHEFFIELD

184.0 m (1,981 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

Units are of modern steel frame construction, with metal clad elevations and corrugated roofs with an eaves height of approximately 4m. This unit benefits from roller shutter doors, internal welfare and office block and private parking as well as communal parking at the entrance to the estate.



Excellent access
to J36 M1

Modern Business
Units

Available April
2018



INDICATIVE PHOTOGRAPH



ACCOMMODATION

The property provides the following approximate gross internal area:

Unit	Sq M	Sq Ft
17/18	184.0	1,981

RENTAL

£10,900 per annum plus VAT (£5.50 per sq. ft.) plus VAT

SERVICE CHARGE

An additional service charge is payable in relation to the shared maintenance of the external parts of the Estate. The estate service charge from the 2017-18 budget year equates to £1.05 per sq. ft. plus VAT, which is payable quarterly in advance.

OTHER LEASE TERMS

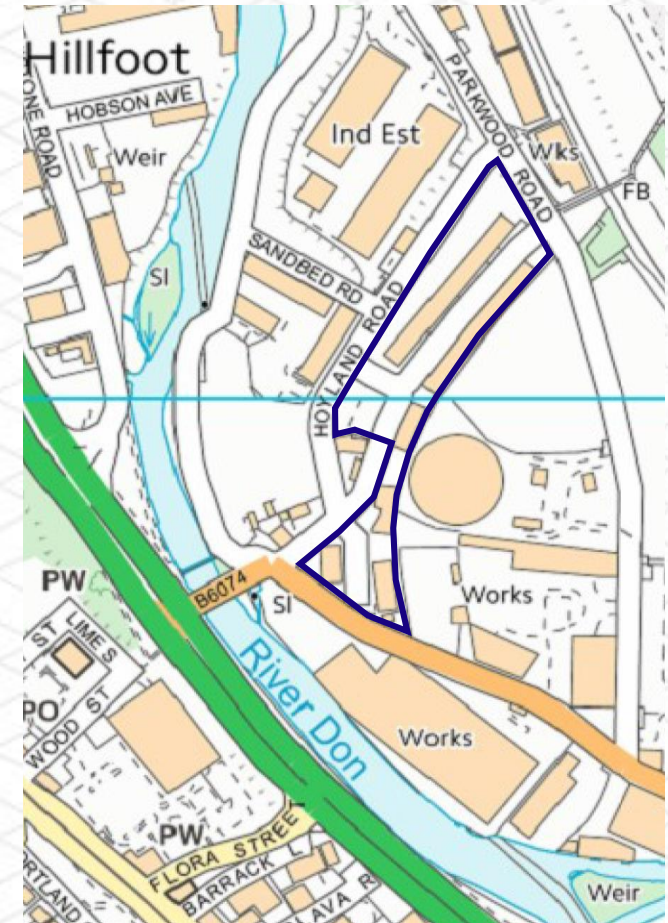
The Tenant shall accept full responsibility for repairs to the property during the lease term.

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. The insurance cost for Unit 17/18 for 2018 is £300 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is:-
Unit 17/18 - Band D (76)



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.

RATING ASSESSMENT

Unit 17/18 have a total rateable value of £6,800. The current small business rates multiplier is 0.466 making the 2017/18 rates liability approx. £3,168. Small business rates relief may be applicable. Interested parties should verify this information.

VIEWING

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