



**TO LET**  
**INDUSTRIAL/WAREHOUSE PREMISES**  
**189 sq.m (2,033 sqft)**



**UNIT 4 (7 HOYLAND ROAD)**  
**HILLFOOT INDUSTRIAL ESTATE**  
**SHEFFIELD**  
**S3 8AB**

web. [www.bht.uk.com](http://www.bht.uk.com)

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

## LOCATION

Hillfoot Industrial Estate is located approximately 1 mile to the north west of Sheffield City Centre, close to the A61 Penistone Road which provides direct access to Junction 36 of the M1 motorway situated approximately 6.5 miles to the north.

The Estate is located adjacent to the Fairfield and Hoyland Road Industrial Estates, just off Penistone Road (A61) which provides one of the main arterial routes into the city centre and accommodates a variety of uses including motor dealerships, retail, industrial and distribution.

## DESCRIPTION

The Estate comprises 11 units totalling 19,870 sq.ft (1846 sq.m) in three terraces arranged around a central parking/servicing area. The units are of a steel portal frame construction with part brick/block, part profile metal clad elevations and a pitched metal clad roof with an eaves height of approximately 4.85m.

The units benefit from three phase electricity, separate water and gas supply.

## ACCOMMODATION

The premises comprise a warehouse with separate wc facilities and small storage block comprising three storerooms.

Warehouse	168 sq.m.	1,806 sq.ft.
Stores Building	<u>21 sq.m.</u>	<u>227 sq.ft.</u>
<b>Gross Internal Area</b>	<b>189 sq.m</b>	<b>2,033 sq.ft.</b>

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£10,675 per annum**. In addition the tenant will be required to contribute to the service charge scheme which covers the common areas of the Estate. The proportion for this unit is 10.24% which currently equates to circa **£1,305 pax**.

## RATING

We understand the property is assessed as follows:-

Rateable Value	£11,250
Rates Payable 2010/11	£ 4,578 (estimate)

## VIEWING

By prior appointment with the sole letting agents:-

Brackenridge Hanson Tate 0113 244 9020  
Ref: Mike Smith: [mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com)

**SUBJECT TO CONTRACT**  
*prepared: April 2010*