

58 NEWHALL



NH2

58 Newhall Road
Sheffield S9 2QB

MODERN INDUSTRIAL / TRADE / WAREHOUSE UNIT
12,087 sq ft (1,123 sq m)

Secured by Design



Official Police Security Initiative

58 Newhall is a 12 acre business park located in the heart of Sheffield's Lower Don Valley (LDV) which became the home of Sheffield's steelworks industry throughout the 19th and 20th Century.

Designed to achieve 'Secured by Design' and BREEAM 'Very Good' recognition, Newhall provides a safe, high quality and sustainable business location that benefits from river side views, large power supplies and exceptional road and public transport links with easy access to the city centre and J34 of the M1. As well as being a short distance from the areas busy bus, tram and train network.

By enhancing some of the original buildings on the site, Newhall combines the LDV's authentic industrial heritage with the needs of fast-growing high-tech companies looking to compete in all markets.

Newhall's vision is that business located on the estate are seen as dynamic, innovative and advanced while maintaining the original good looking features of the building synonymous with the area including brick facades, arches and windows.

Owned and developed by Strawsons Property, all tenants will benefit from a friendly and professional support team that's on hand to deal with any eventuality from inception to completion.



5.65m clear height

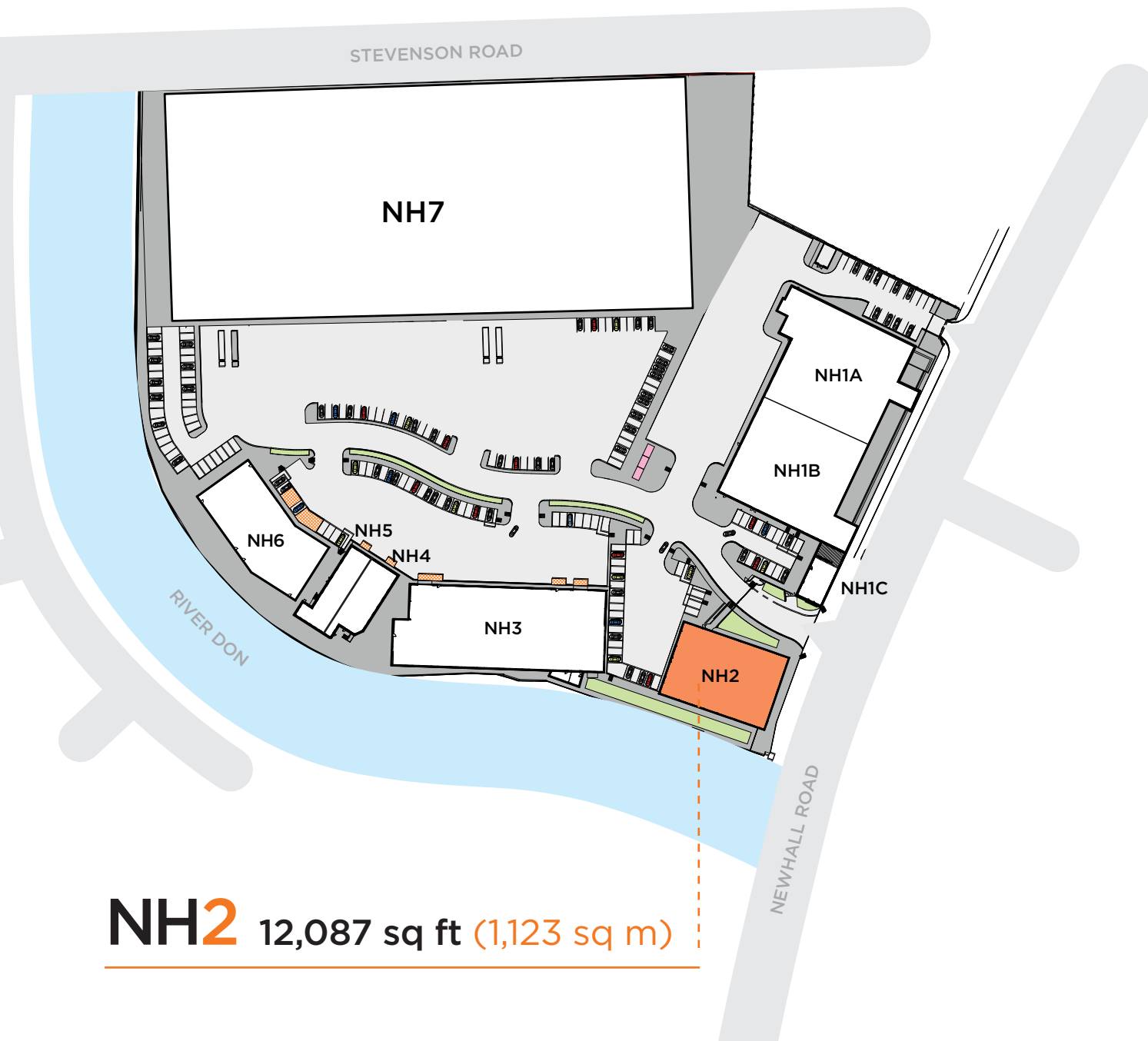
Two ground level loading doors

Lighting to the warehouse

Two story offices

Good size yard area

28 car parking spaces



NH2 12,087 sq ft (1,123 sq m)

TERMS

The premises are immediately available to let by way of a new lease

RENT

Upon application

RATES

The premises have a RV of 54,000.

EPC

B48

ESTATE CHARGE

There is an estate charge payable to cover maintenance to common areas.

VAT

All figures are subject to vat where applicable

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Lower Don Valley



Located in the heartland of Sheffield industrial users, 58 Newhall provides a high quality centre that compliments the LDV's excellence in manufacturing, engineering and innovation developed over many 100's of years.

Capitalising on the areas unique industrial heritage and boasting a vibrant mix of leisure, retail, commercial and community uses mean that the LDV is a nationally recognisable, distinct, integrated and authentic destination within the city of Sheffield.

58 NEWHALL TO...

- M1 Motorway - 2.2 Miles
- City Centre - 2.5 miles
- Meadowhall - 2 Miles
- Sheffield Arena - 1 Mile
- Valley Centertainment - 1.2 Miles
- Sheffield Train Station - 2.3 Miles
- Nearest Bus Stop - 200 metres

(Approximate distances)



Contact



Ed Norris
ed@cpartners.co.uk
T: 0114 273 8857
M: 07711 319339

Max Pickering
max@cpartners.co.uk
T: 0114 273 8857
M: 07835 059363



Rebecca Schofield
T: 0114 253 7194
M: 07776 172123

John Jarman
john.jarman@knightfrank.com
T: 0114 272 9750
M: 07825 454749

BREEAM

BREEAM is the world's leading sustainability assessment method for masterplanning projects, infrastructure and buildings.

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