

# 58 NEWHALL



# NH5

58 Newhall Road Sheffield S9 2QD

Secured by Design



Official Police Security Initiative

# NH5

As part of the overall planning consent for the development of **58 Newhall** one of the original Victorian Workshops has been retained in a prominent position within the heart of the site enjoying a river frontage aspect.

**NH5** has been tastefully renovated to preserve the sites heritage and to support various uses including : B1 Business, B2 General Industry & B8 Storage or Distribution including trade counter use.

## ACCOMMODATION

Ground Floor Area 1	277 sq.m	2,982 sq.ft
Ground Floor Area 2	73 sq.m	786 sq.ft
<b>Total</b>	<b>350 sq.m</b>	<b>3,768 sq.ft</b>

## GENERAL

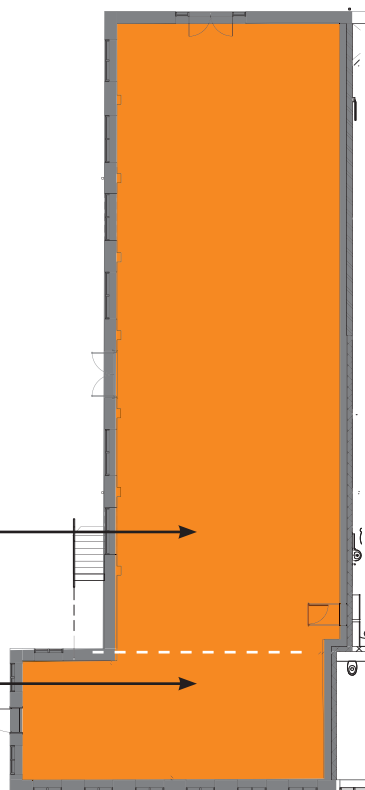
- All mains services connected
- Electricity supply of 16 KVA
- Dedicated parking and delivery spaces
- Secured by Design Standard
- Aluminium powder coated windows and shopfront.

## GROUND FLOOR

- 4.7m to eaves
- Floor Loading of 30 Kn/m<sup>2</sup>

## GROUND FLOOR AREA 2

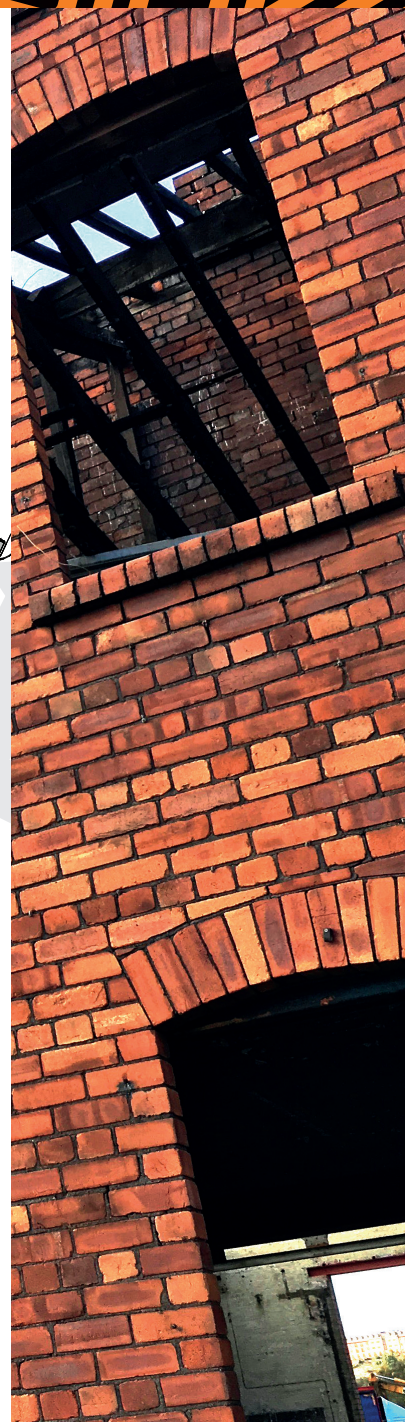
- 2.7m ceiling height
- Floor Loading of 20 Kn/m<sup>2</sup>



## FIRST FLOOR AREA

- 3.2m ceiling height
- Floor Loading of 10 Kn/m<sup>2</sup>







# Lower Don Valley

Located alongside the River Don, 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 Entertainment - 1.2 Miles
- Sheffield Train Station - 2.3 Miles
- Nearest Bus Stop - 200 metres

Approximate distances



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