

58 NEWHALL



**INDUSTRIAL/WAREHOUSE UNIT
9,959 SQ.FT (925 SQ.M)**

NH6

58 Newhall Road
Sheffield S9 2QD

Secured by Design



Official Police Security Initiative

NH6

Total

9,959 sq.ft

925 sq.m

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.

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.

The original Victorian Offices retain their prominent position and historical importance at the main entrance to the site.

This building (NH6) comprises a steel portal framed industrial unit with pitched and profile clad roof. Access to the unit is via two roller shutter entrances that lead from a large shared yard area.

Internally the unit is open plan to maximize storage capacity with the ability to utilise the adjacent unit for office accommodation.

The property benefits from the following specification:-

- Roller shutter door access with 4.5m clearance
- Large shared and secured yard area

TERMS

FRI Terms to be agreed – quoting £5.25 per sq ft.

EPC RATING

This is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.





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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