

# NEWHALL 130

TO LET

**IMMEDIATELY  
AVAILABLE**

**58 NEWHALL  
J34 M1 SHEFFIELD  
NEWHALL ROAD  
S9 2QD**

**132,977 sq ft (12,354 sq m)**

High specification warehouse unit situated in the heart of Sheffield's lower Don Valley/J34 M1



NEWSHOLME  
DEVELOPMENTS



URBAN LOGISTICS  
REIT PLC

A DEVELOPMENT BY:



# NEWHALL 130

## DESCRIPTION

Newhall 130 is situated on the 12-acre Newhall 58 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.

The unit, which is designed to achieve 'BREEAM 'Excellent', provides a safe, high quality and sustainable business location that benefits from exceptional road and public transport links, with easy access to Sheffield city centre and J34 of the M1 as well as being a short distance from the area's busy bus, tram and train network.

Surrounding occupiers include ITM Power, UPS and Royal Mail.





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03



TO LEEDS

M1

34

MEADOWHALL SHOPPING CENTRE

34

TO NOTTINGHAM

A6109 MEADOWHALL ROAD

A6178 ATTERCLIFFE COMMON

A631 SHEPCOTE LANE

NEWHALL ROAD

NEWHALL 130

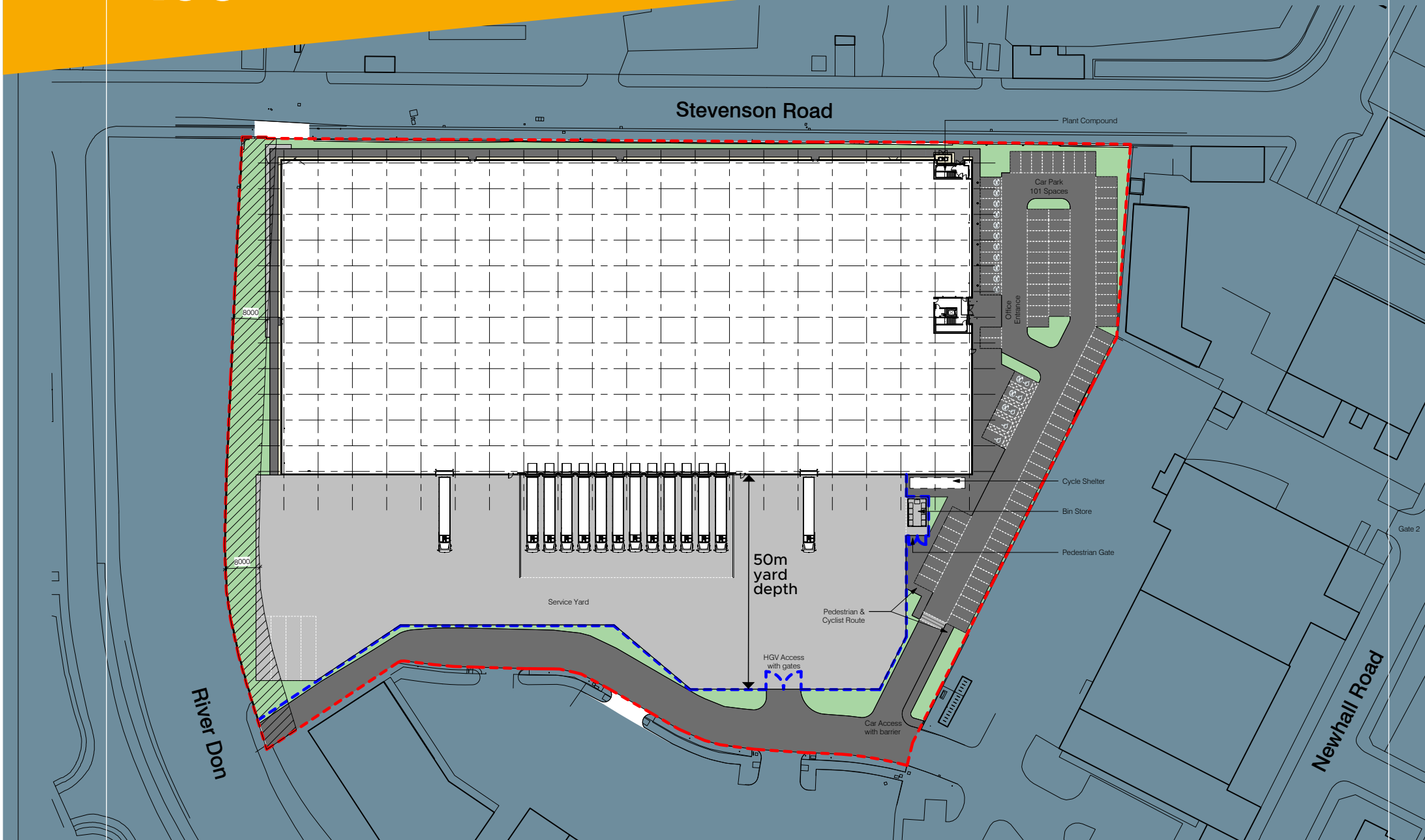
STEVENSON ROAD

TO SHEFFIELD CITY CENTRE

TO SHEFFIELD CITY CENTRE



# NEWHALL 130



## SPECIFICATION

The building will be constructed to a high specification incorporating the following:



**101 car parking spaces**



**12 dock doors**



**50 metre yard depth**



**12.5m clear height**



**2 level access doors**



**50 kn/m<sup>2</sup> floor loading capacity**



**500 KVA power supply**  
 (with the ability to upgrade)



**BREEAM rating**  
 'Excellent' EPC 'A' rating

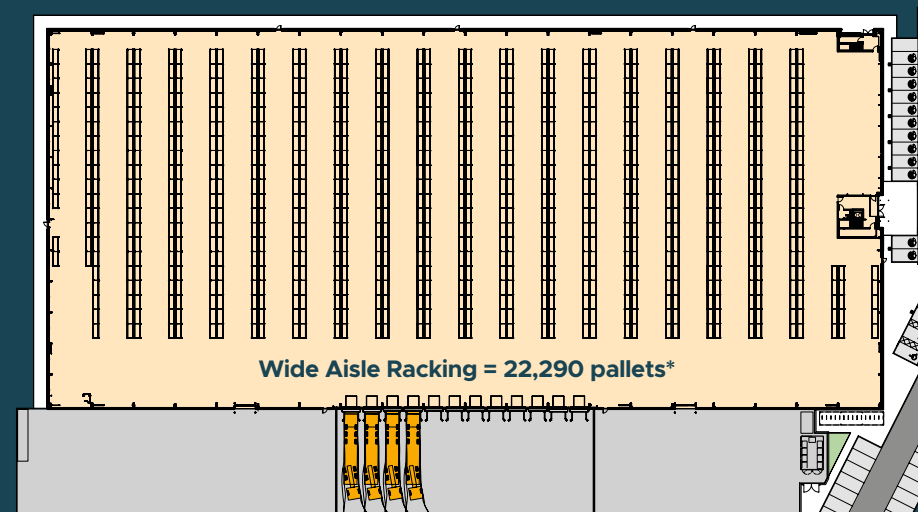
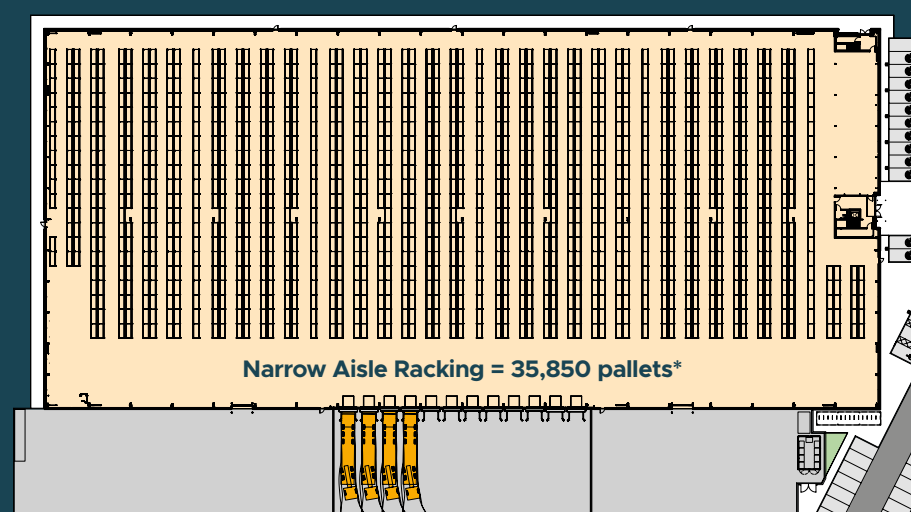
## ACCOMMODATION

The proposed target Floor Area (GIA) will be 132,977 sq ft as follows:

	sq ft	sq m
Warehouse	125,837	11,691
FF & SF Office & Cores	7140	664
<b>Total GIA</b>	<b>132,977</b>	<b>12,354</b>

All stated floor areas are a Gross Internal Area.

## PROPOSED RACKING LAYOUTS



\*Indicative only – subject to specialist design



# NEWHALL 130





**DRIVE TIME**  
 270 minutes  
 180 minutes  
 90 minutes

**POPULATION**  
 44,598,887  
 25,058,916  
 7,961,290

## LOCATION

Newhall 130 is strategically situated 2.4 miles from Junction 34 of the M1 Motorway and on the fringes of Sheffield City Centre benefiting from excellent road and labour connections. The scheme is at the heart of the region's distribution and manufacturing centre and also benefits from easy access to Junction 33 of the M1 Motorway (5 miles), the M18 Motorway (4.5 miles) and Sheffield City Centre (3 miles). The development sits in a prime central UK position which allows occupiers to have unfettered access into the North-West, North-East, Yorkshire and Midlands market.

Car	Miles	Mins
M1 (J34)	2.4	8
Sheffield City Centre	3	11
M18	4.5	7
Rotherham	4.9	10
M1 (J33)	5	15
M180	13.5	24
Doncaster	18	37
M62	18	30
Leeds	27	40
Manchester	40	65
Hull	43	65

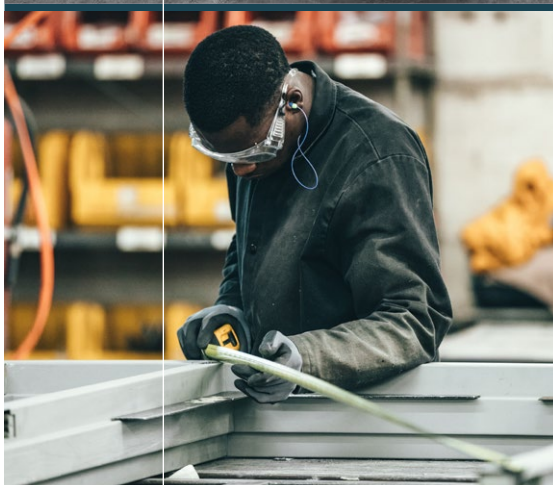
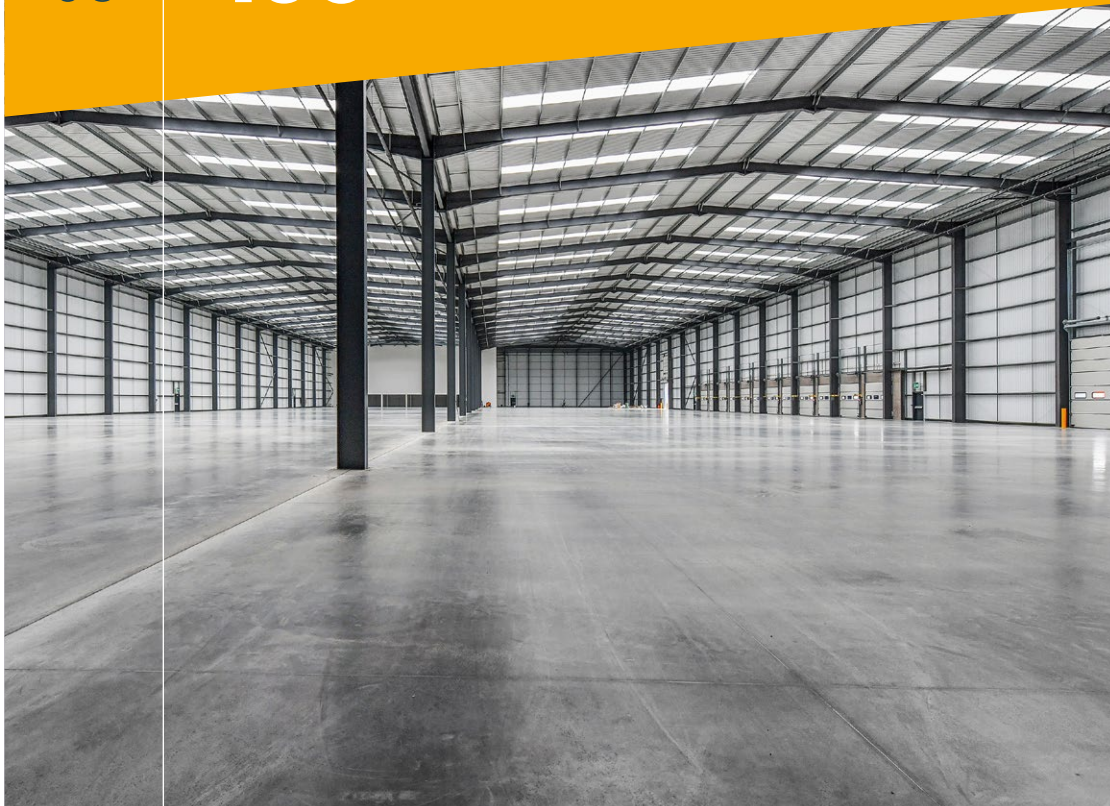
Train	Miles	Mins
Meadowhall Interchange	3.5	9
Sheffield	5.5	10
Doncaster	18	27

Air	Miles	Mins
Doncaster Sheffield	10	22
Leeds Bradford	33	50
Manchester	42	65
East Midlands	49	65

Port	Miles	Mins
Immingham	62	70
Hull Humber	65	65
Liverpool	90.5	110



# NEWHALL 130



## LABOUR

Newhall 130 is situated on the outskirts of the Sheffield City Centre providing a large and immediately accessible labour supply with excellent private & public Transport connectivity and wider time demographics.



### 30,000+

local people employed in storage, transport and manufacturing



### 585,000

population



### 1,500,000

potential employees  
within 30 minutes



### 230,000+

households



### 75%

of the UK population  
within 4.5 hours



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## TERMS

To let - Rent on application

## VIEWING & FURTHER INFORMATION

Please contact the agents for more information.



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