

TO LET | MODERN INDUSTRIAL | TRADE COUNTER | WAREHOUSE UNIT



NH2

58 Newhall Road

Sheffield

S9 2QB

12,807 sqft (1,123 sqm)



**BNP PARIBAS
REAL ESTATE**



**STRAWSONS
PROPERTY**



LOCATION

Unit 2 occupies a prominent position fronting directly onto Newhall situated 2.2 miles from J34 M1 motorway and 2.5 miles North of Sheffield City Centre on the established Newhall 58 business park.

58 Newhall is a 12-acre business park located in the heart of Sheffield's Lower Don Valley (LDV) on Newhall Road.

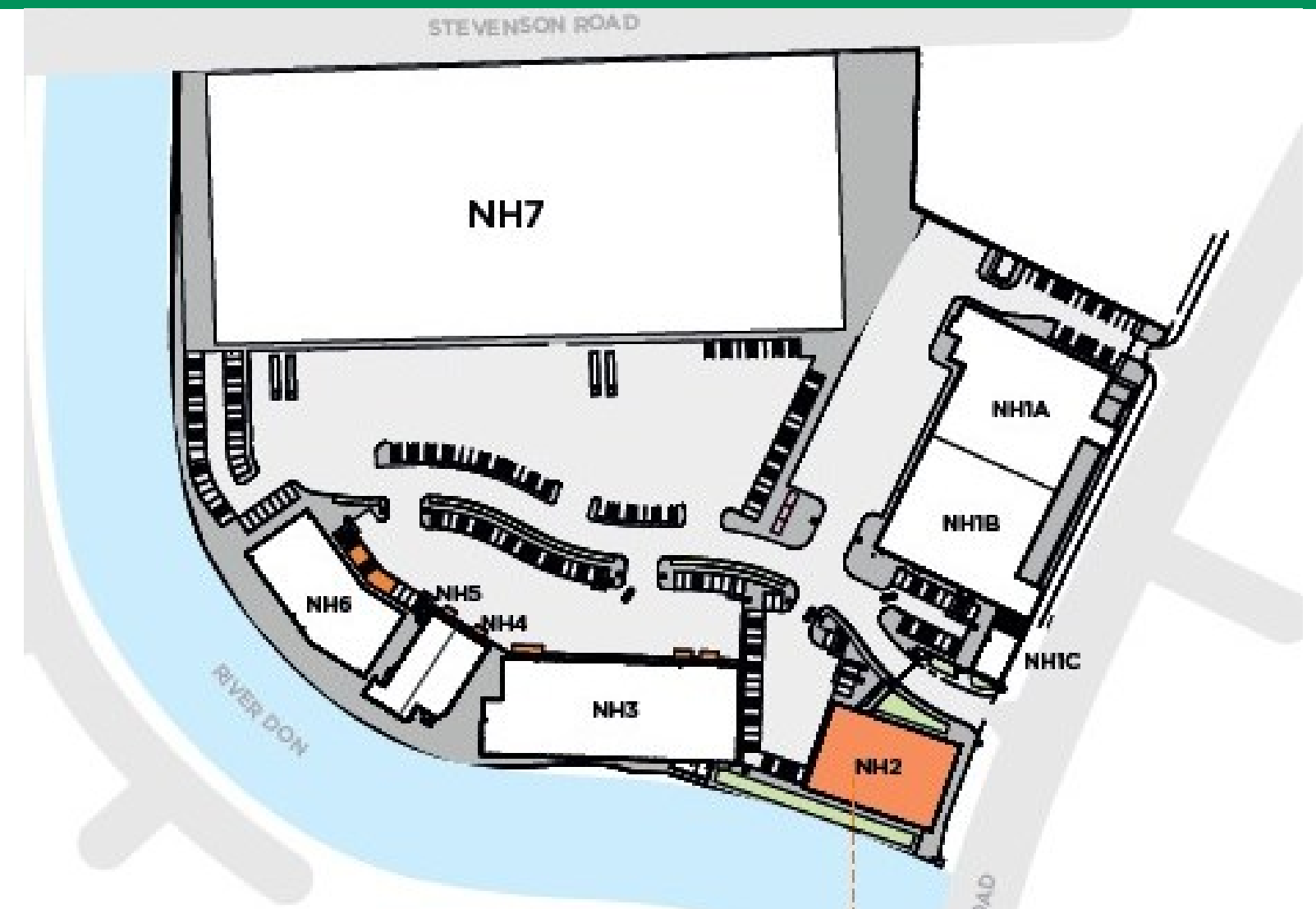
Located alongside the River Don, 58 Newhall provides a high-quality centre that compliments the LDV's excellence in manufacturing, engineering and innovation developed over many hundreds of years.

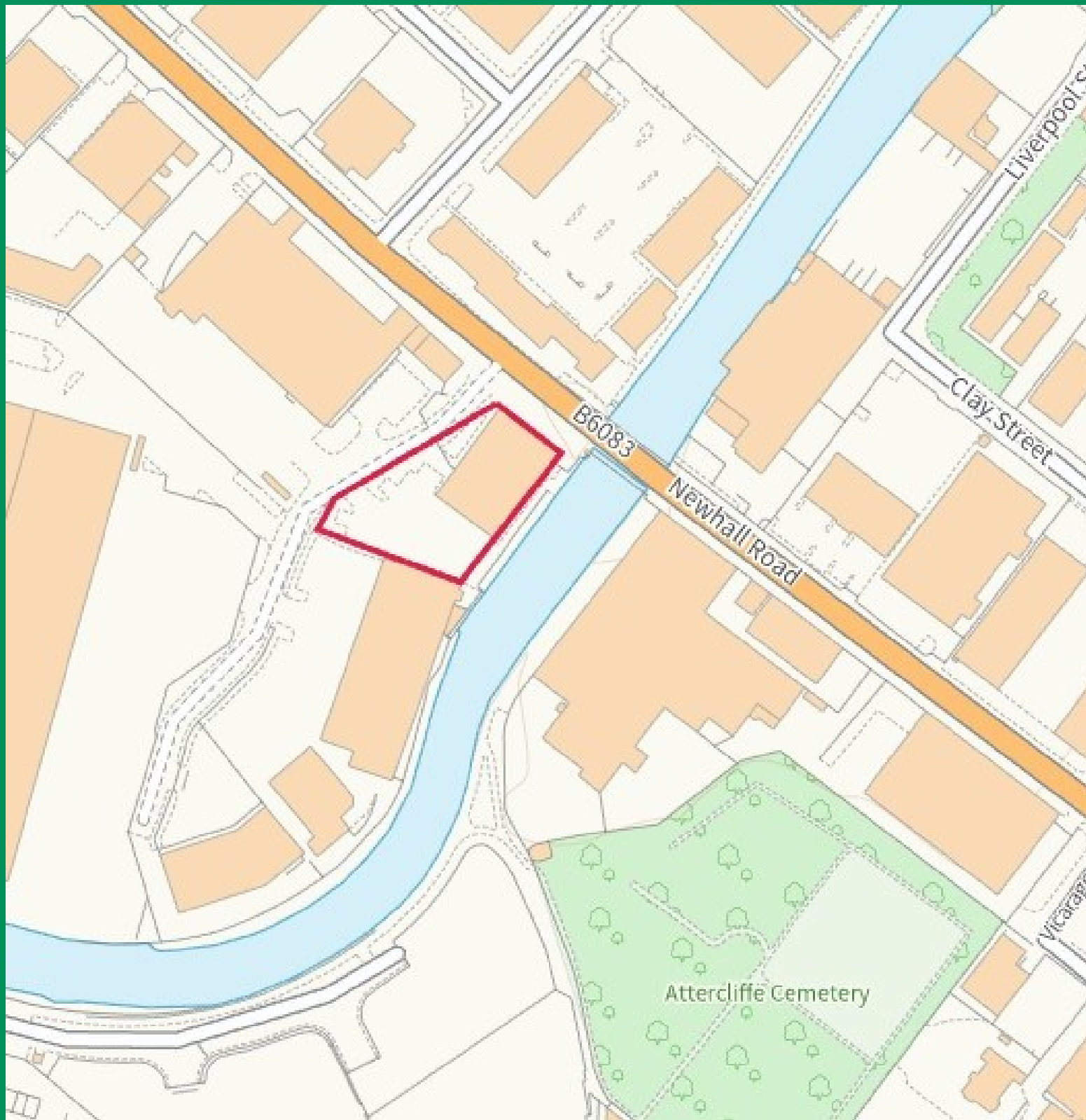
Capitalising on the areas unique industrial heritage and boasting a vibrant mix of uses, 58 Newhall adds to LDV's reputation as a nationally recognisable, integrated and authentic destination within the city of Sheffield

DESCRIPTION

The available accommodation comprises a modern industrial / trade unit of steel frame construction with clad elevations finished to the following specification:

- Clear internal height of 5.65 metres
- Two ground level loading doors
- Lighting to the warehouse
- Two storey office accommodation with good sized reception / trade area.
- W/Cs and kitchen facilities
- Good sized loading area.
- 28 car parking spaces (inc. 3 disable spaces and 1 electric charging point)
- Security entrance gate and 24-hour security





TERMS

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

RENT

Upon Application

RATES

The premises have a RV of 64,000.

EPC

B- 50

ESTATE CHARGE

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

VAT

All figures are subject to vat where applicable

VIEWINGS

Viewings and further information

For an appointment to view or for further information please contact the marketing agents:

Alisdair Gillespie MRICS

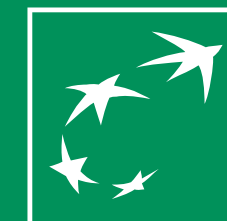
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