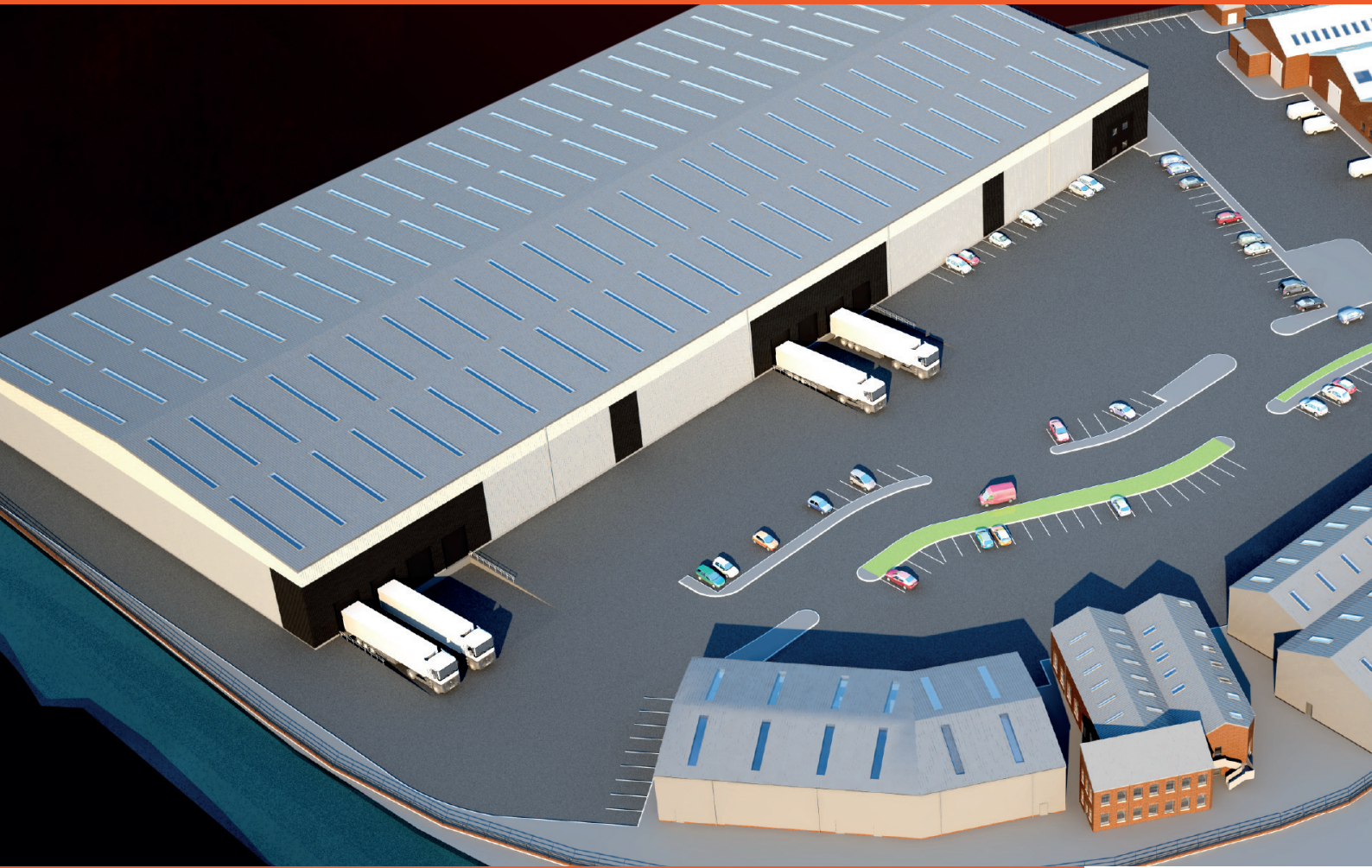


58 NEWHALL



NH7

58 Newhall Road
Sheffield S9 2QB

Secured by Design



Official Police Security Initiative

NH7

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.

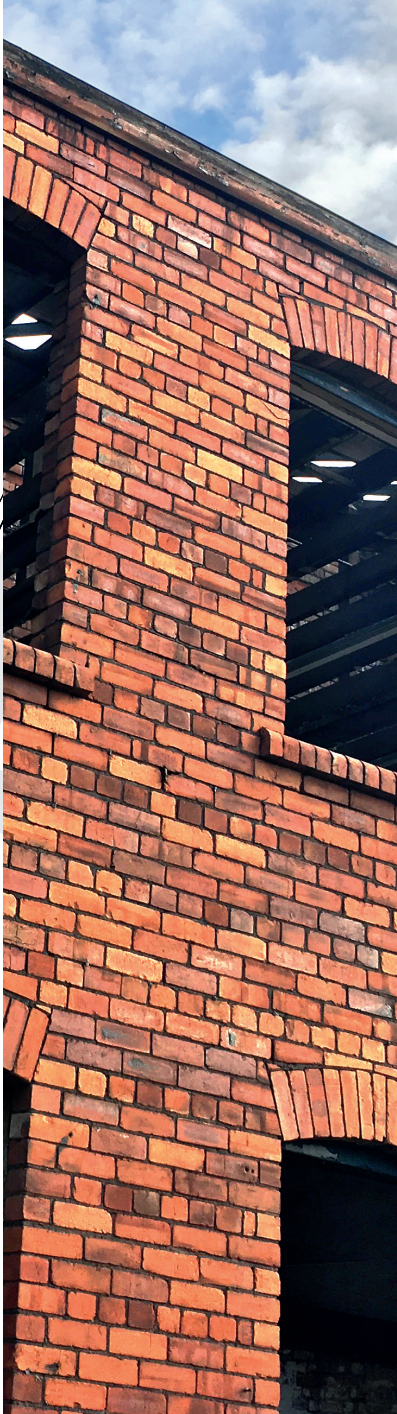
58 Newhall has planning consent for flexible floorspace for industrial, warehouse and distribution, 'Use Classes' B1(b), B1(c), B2, B8 and trade counter.

A range of build to suit solutions can be accommodated to suit individual tenant requirements of offices, layout and detailed design.

NH7 150,000 sqft

12 metres to eaves
Large service supplies
All mains services connections
Bespoke detailed design
Floor Loading of 30 Kn/m2
Electricity supply of 1,000 KVA
35 metre service yard
108 parking spaces
Secured by Design Standard





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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