

TO LET.



Modern Industrial / Trade Unit / 12,087 sq. ft.

Unit 2, Newhall Road, Sheffield, S9 2QD.

Location.

The available property forms part of 58 Newhall, a 12 acre Business park situated in the Lower Don Valley area of Sheffield.

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.

The surrounding area is home to a range of occupiers including Newhall BMW, German Autocentre and Magtec.

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)

Accommodation.

From the measurements taken on site, the property provides the following Gross Internal Areas:

Description	Sq. ft.	Sq. m.
Warehouse and Ground Floor office / trade counter.	10,039	932.65
First Floor Office	2,048	190.28
Total	12,087	1,123

Terms.

The property is available to let by way of a new lease direct from the landlord on terms to be agreed.

Rent.

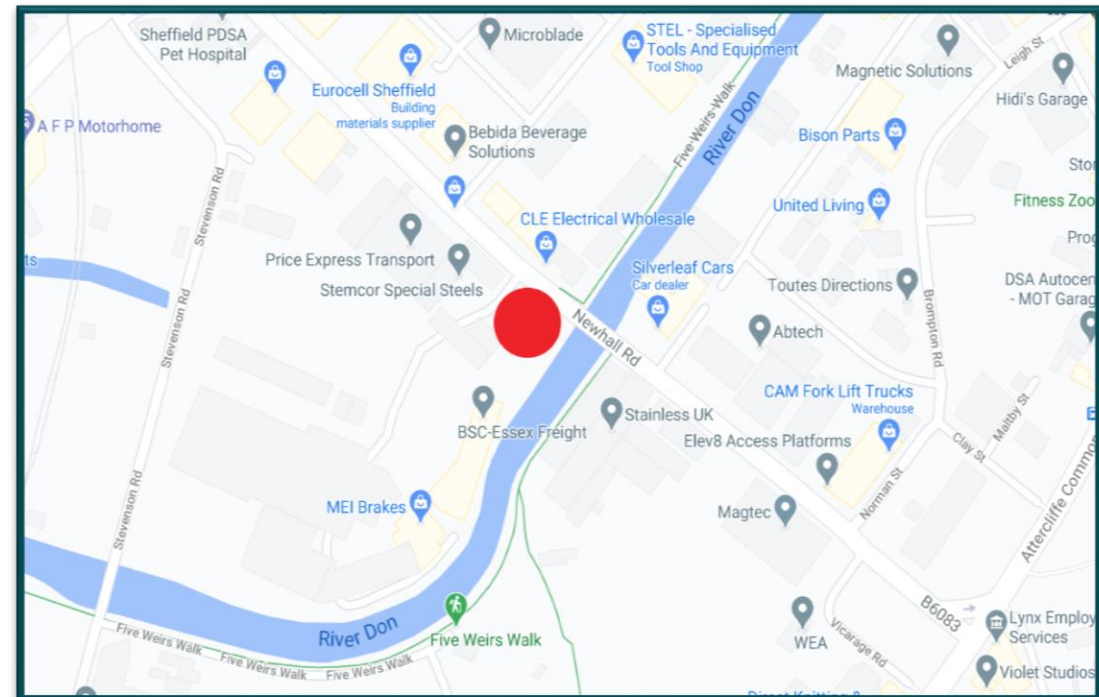
The quoting rent is £6.95 per sq. ft per annum exclusive.

Rateable Value.

The premises have a rateable value of £54,000.

Rates payable for 2020/21 are 49.9p in the £. Occupiers may qualify for small business rates relief.

Interested parties should verify the rates payable with the local rating office.



Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

EPC.

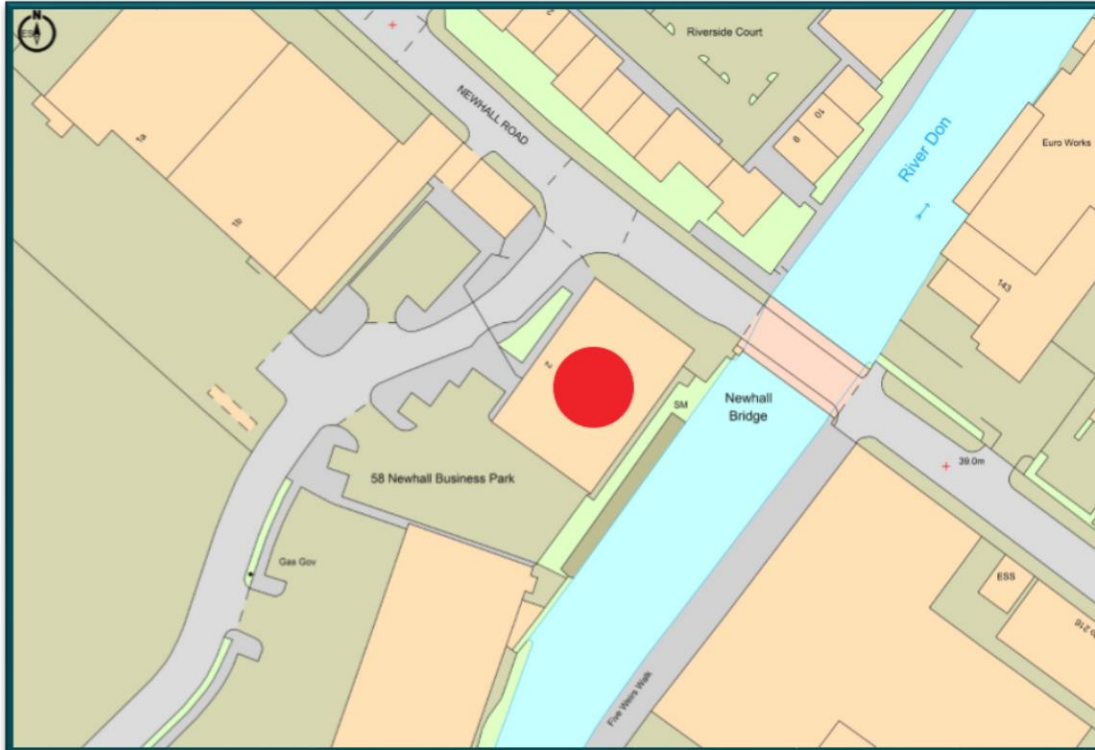
The property has an EPC rating of B48. A full copy of the EPC certificate is available upon request.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



Contact.



For further information, or to arrange a viewing, please contact joint agents Knight Frank or CPP.

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Particulars dated September 2020. Photographs dated September 2020.

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