



Self-contained Trade Counter / Showroom Unit

**Unit 5, Newhall Road, Works, Newhall Road, Sheffield,
S9 2QL**

TO LET

- Comprising a total of 6,383 sq ft (593 sq m)
- Detached unit with self contacted dedicated yard
- Well located, prominent location in Lower Don Valley
- Good easy access to Junction 34 of the M1 Motorway
- Available immediately by way of a new lease on terms to be agreed
- Quoting rent of £35,000 per annum exclusive

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is excellently located fronting Newhall Road in Sheffield's Lower Don Valley. Sheffield City Centre is approximately 1.5 miles to the south west and Junction 34 of the M1 is circa 1.5 miles north east which provides good connectivity to the remainder of the region.

There are a number of well known, established regional and local firms nearby Unit 5 Newhall Road Works provides a well located Trade counter / Showroom location.

Description

The building provides a stand-alone detached building, and is currently configured to provide open span warehousing having :-

- Double door pedestrian entrance with
- 2 full height ground level roller shutter doors
- Dedicated yard providing parking and loading
- Mezzanine with further stores/office and showroom
- Kitchen, offices and w.c. provisions

The unit occupies an excellent frontage to Newhall Road and benefits from high levels of passing trade and would be ideal for a variety of uses.



Accommodation

We understand the property provides the following Gross Internal Areas:-

Description	Sq M	Sq Ft
Warehouse	330.22	3,555
Office	91.39	984
Kitchen/Offices/w.c.	17.75	191
Mezzanine	153.63	1,653
Total	592.99	6,383

Terms

The property is available by way of a new lease on terms to be agreed. Please contact the Sole Agents for further details.

EPC

D79.

Rateable Value

We understand the property has the following rateable value: £21,650,

Legal Costs

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

VAT

Please note all figures are quoted exclusive of VAT at the prevailing rate where applicable.

Viewing & Further Information

Please contact Sole Agent:
Ben White – Knight Frank
Tel – 0114 272 9750
ben.white@knightfrank.com

Brochure: October 2019
Photographs: October 2019

Important Notice

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