

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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TO LEEDS

M1

34

MEADOWHALL
SHOPPING CENTRE

34

TO NOTTINGHAM

A6109
MEADOWHALL ROAD

A6178
ATTERCLIFFE COMMON

A631
SHEPCOTE LANE

NEWHALL ROAD

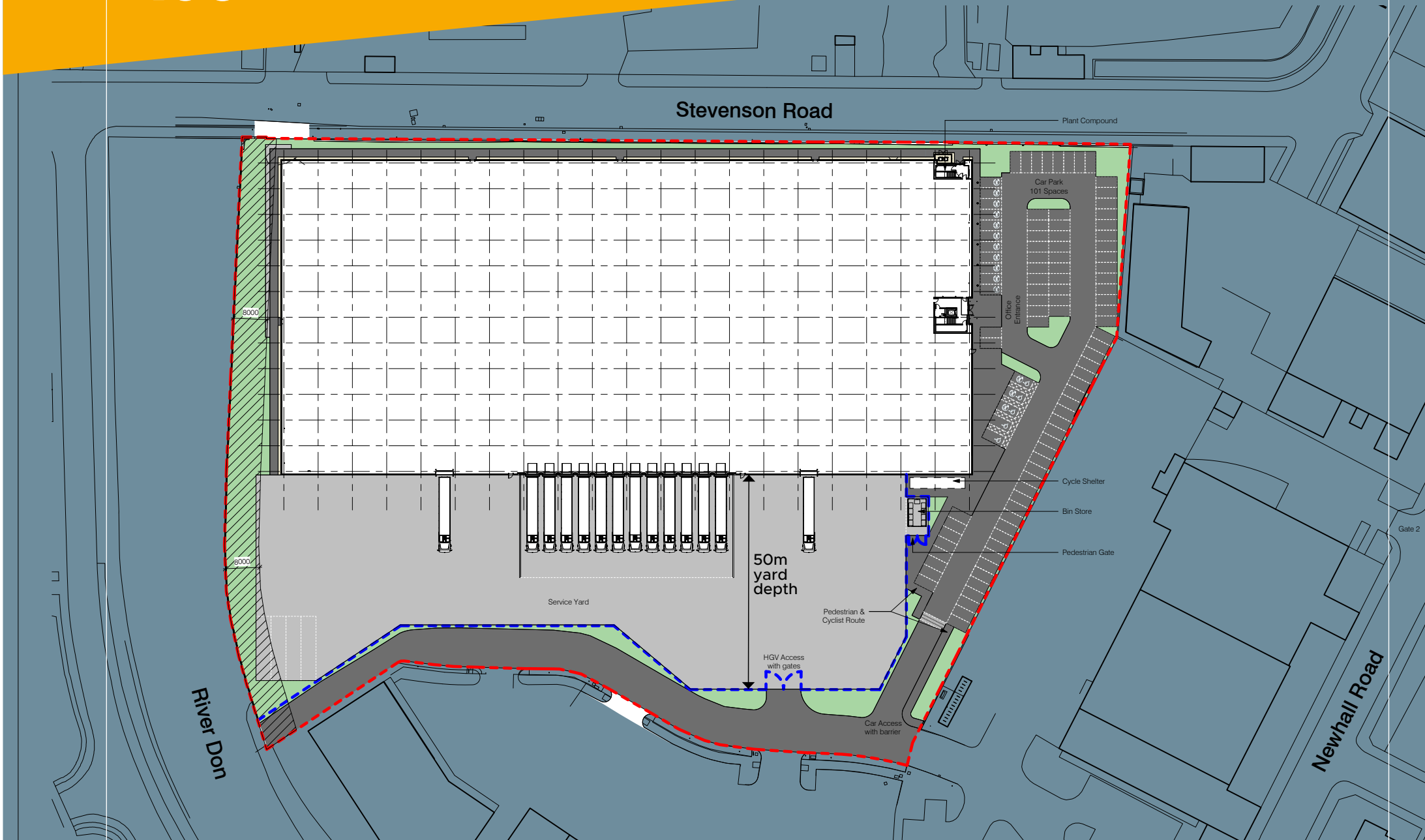
**NEWHALL
130**

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/m² floor loading capacity



500 KVA power supply (with the ability to upgrade)



BREEAM rating 'Excellent' EPC 'A' rating

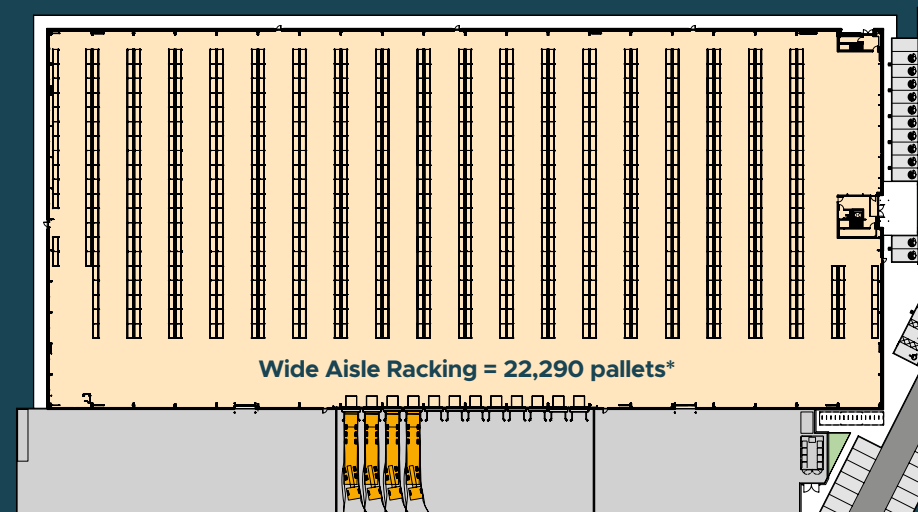
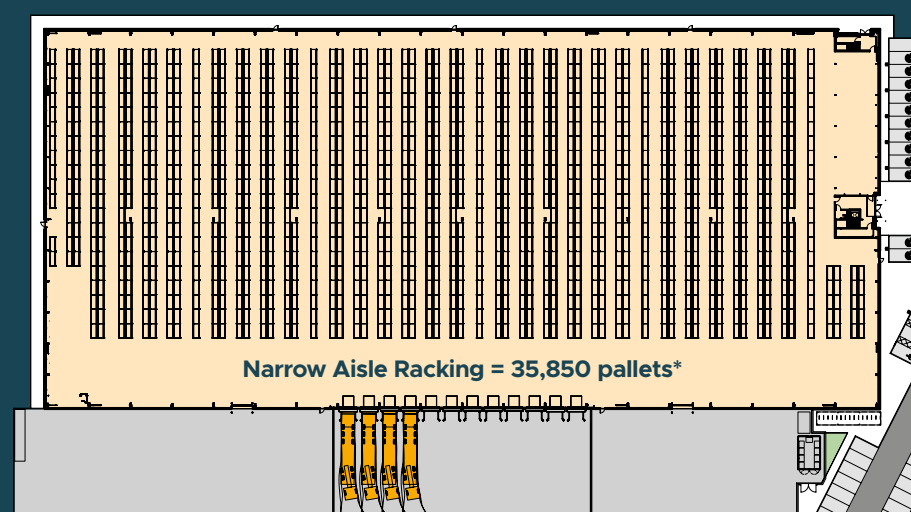
ACCOMMODATION

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
Total GIA	132,977	12,354

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.

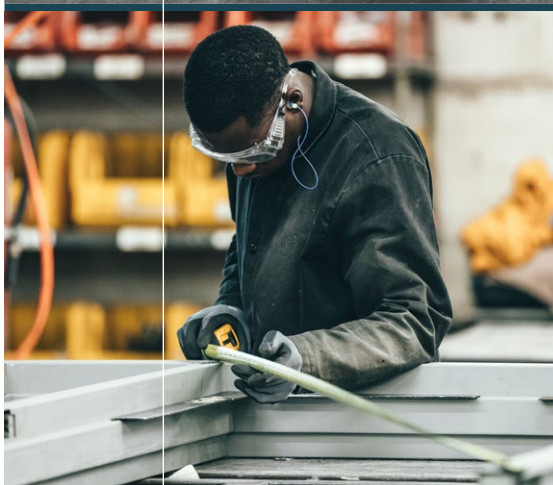
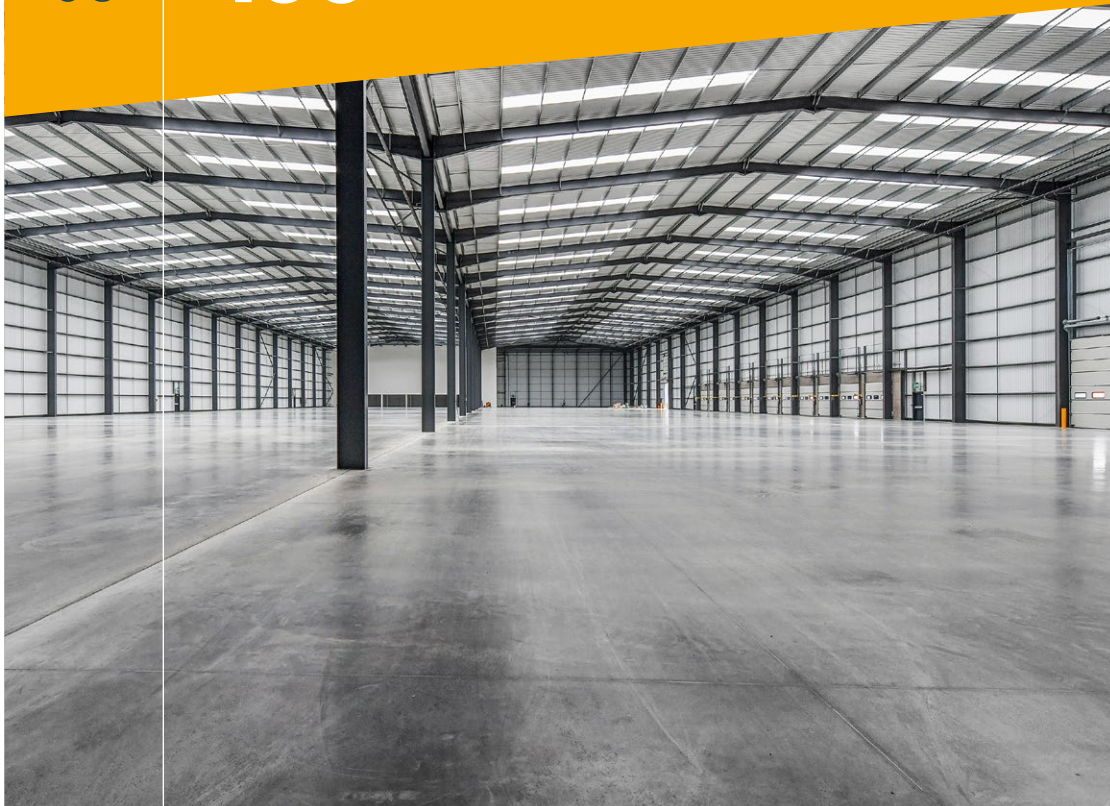
Car	Miles	Mins
M1 (J34)	2.4	8
Sheffield City Centre	3	11
M18	4.5	7
Rotherham	4.9	10
M1 (J33)	5	15
M180	13.5	24
Doncaster	18	37
M62	18	30
Leeds	27	40
Manchester	40	65
Hull	43	65

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





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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