

UK, SHEFFIELD

NEWHALL ROAD

INDUSTRIAL ESTATE

HIGH QUALITY INDUSTRIAL ESTATE
UNIT SIZES FROM 792 - 4,121 SQ FT

AVAILABLE NOW

SAT NAV: S9 2TW

LOGICOR 



LOGICOR.EU

NEWHALL ROAD

INDUSTRIAL ESTATE

The estate is located approximately 4 miles to the north east of Sheffield city centre, within the Lower Don Valley.



The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevations with steel profile cladding above. Each unit offers excellent loading facilities and separate personnel doors with approximate eave heights of 4.5m. Each block enjoys excellent communal yard and parking, with customer access from Brightside Lane.







HIGH QUALITY INDUSTRIAL ESTATE



ACCOMMODATION

UNIT	SQ FT	SQ M
1	3,271	303.9
2	1,545	143.5
4	792	73.6
7	4,121	382.9
9	2,150	199.7
13	909	84.4

KEY

-  Main entrance
-  Unit space
-  Car parking
-  Available units



NEWHALL ROAD INDUSTRIAL ESTATE
Newhall Road Sheffield, S9 2TW

SPECIFICATION

-  Eaves height 4.5 m
-  Allocated parking
-  3 phase power supply
-  Communal yard
-  Loading doors
-  EPC Individual EPC available on request

STRATEGIC LOGISTICS LOCATION

The estate benefits from a high profile and prominent location on the corner of the busy Brightside Lane (A6109) and Newhall Road (B6083), one of the main routes into the city centre. It offers excellent access to the national motorway network with Junction 34 of the M1 less than 3 miles to the north east. Sheffield Airport is located approximately 22 miles to the east, while nearby Darnall station offers regular and direct services to Sheffield and Lincoln Central.



SAT NAV: S9 2TW

M1: 3 MILES, 10 MINUTES
M18: 8.8 MILES, 15 MINUTES
A1(M): 16.6 MILES, 23 MINUTES
M180: 28.3 MILES, 34 MINUTES



DRIVE TIME TO **SHEFFIELD AIRPORT** IS APPROXIMATELY **22 MILES, 31 MINUTES**



DARNALL: 1.5 MILES, 6 MINUTES
SHEFFIELD: 2.8 MILES, 9 MINUTES
MEADOWHALL: 2.4 MILES, 9 MINUTES
WOODHOUSE: 4.8 MILES, 14 MINUTES



SHEFFIELD: 4 MILES / 10 MINUTES
MANCHESTER: 9.2 MILES, 1 HOUR 15 MINUTES
LEEDS: 46.5 MILES, 41 MINUTES
BIRMINGHAM: 92.7 MILES, 1 HOUR 36 MINUTES



Please contact us for further details:



Harry Orwin-Allen
 E: harry.orwin-allen@knightfrank.com
 M: +44 (0) 7467 912 623

Kitty Hendrick
 E: kitty.hendrick@knightfrank.com
 M: +44 (0) 7989 735 137



Max Pickering
 E: max@cpppartners.co.uk
 M + 44 (0) 7835 059 363

Chloé Bennett
 E: chloe@cpppartners.co.uk
 M: +44 (0) 7794 449 746



LOGICOR UK
 36 Carnaby Street, London, W1F 7DR
ukenquiries@logicor.eu
 Tel: (0)800 731 71 70
www.logicor.eu

Misrepresentation Act 1967:
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. November 2022.