

# Newhall Road Industrial Estate

LOGICOR.EU

Newhall Road, Sheffield, S9 2TW  
///miss.scale.moods

Modern refurbished warehouse units  
716 - 4,777 sq ft

Available now  
To let

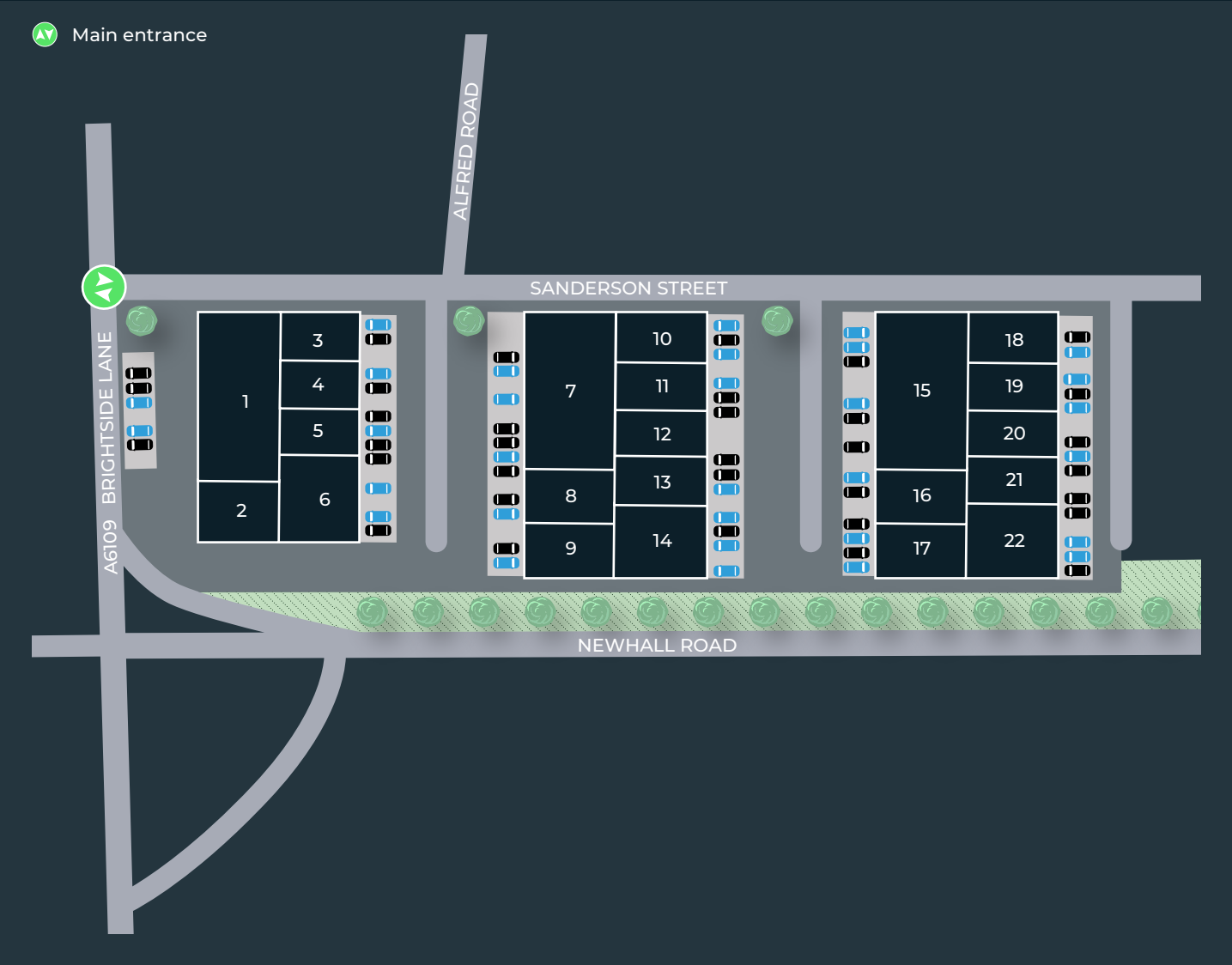


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The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevations with steel profile cladding above. Each unit offers excellent loading facilities and separate personnel doors with approximate eave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



## Specification

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







SAT NAV: S9 2TW

WHAT3WORDS: MISS.SCALE.MOODS

## 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 Train Station is located within a 8 minute drive time, whilst nearby Darnall station offers regular and direct services to Sheffield and Lincoln Central.

	miles	mins
Sheffield	4	10
Manchester	42	1 hr 15
Leeds	47	41
Birmingham	93	1 hr 36

	miles	mins
M1	3	10
M18	9	15
A1(M)	17	23
M180	28	34

	miles	mins
Darnall	1	6
Sheffield	3	11

Please contact us for further information:

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