

# 58 NEWHALL



BUSINESS / HYBRID / OFFICE ACCOMMODATION

NH1C

58 Newhall Road  
Sheffield S9 2QD

Ground Floor	167 sq.m	1,798 sq.ft
First Floor	167 sq.m	1,798 sq.ft
<b>Total</b>	<b>334 sq.m</b>	<b>3,596 sq.ft</b>

# NH1C

**58 Newhall is a 12 acre 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.**

Designed to achieve 'Secured by Design' and BREEAM 'Very Good' recognition, Newhall provides a safe, high quality and sustainable business location that benefits from river side views, large power supplies and exceptional road and public transport links with easy access to the city centre and J34 of the M1. As well as being a short distance from the areas busy bus, tram and train network.

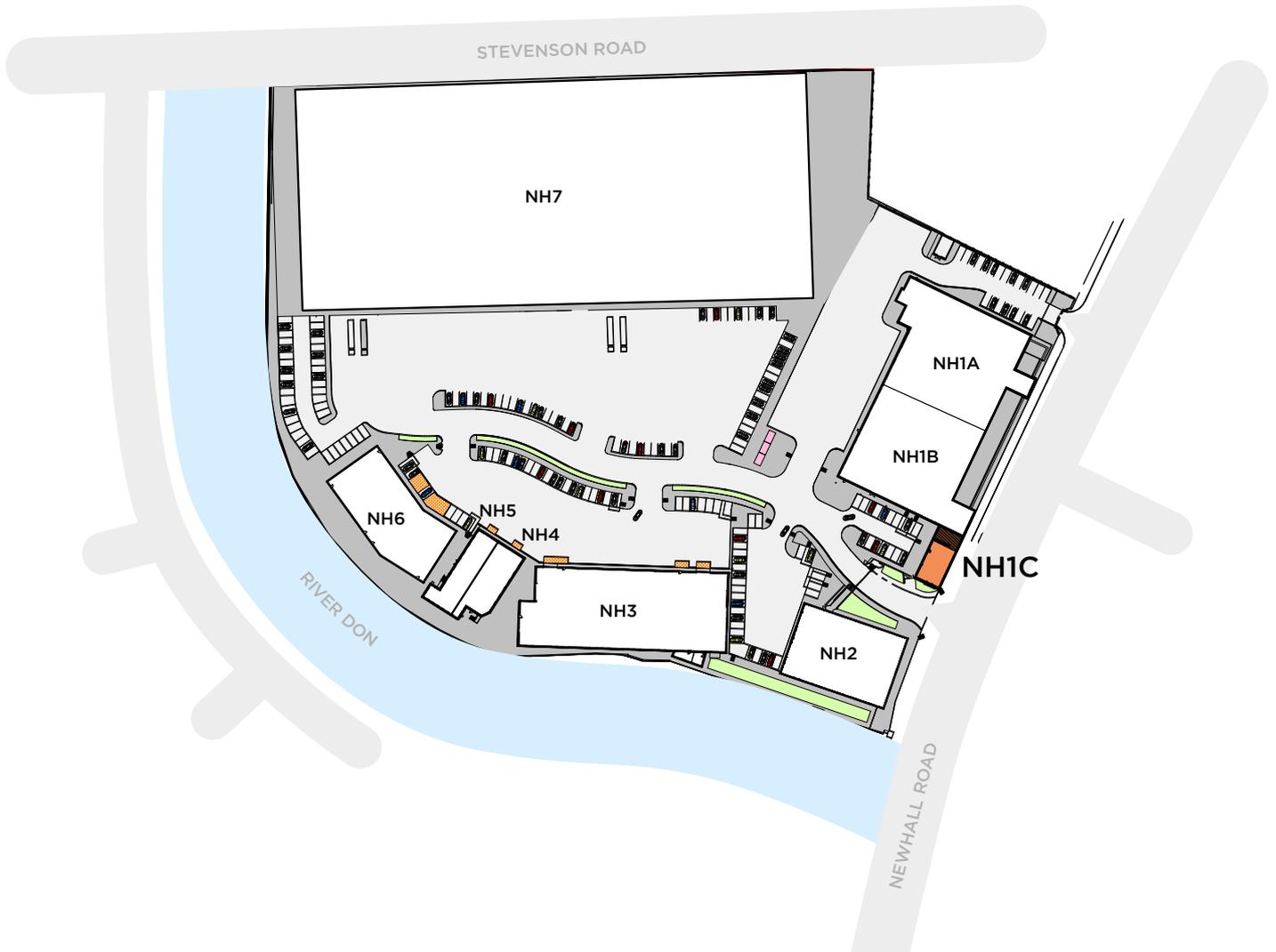
Newhall's vision is that business located on the estate are seen as dynamic, innovative and advanced while maintaining the original good looking features of the building synonymous with the area including brick facades, arches and windows.

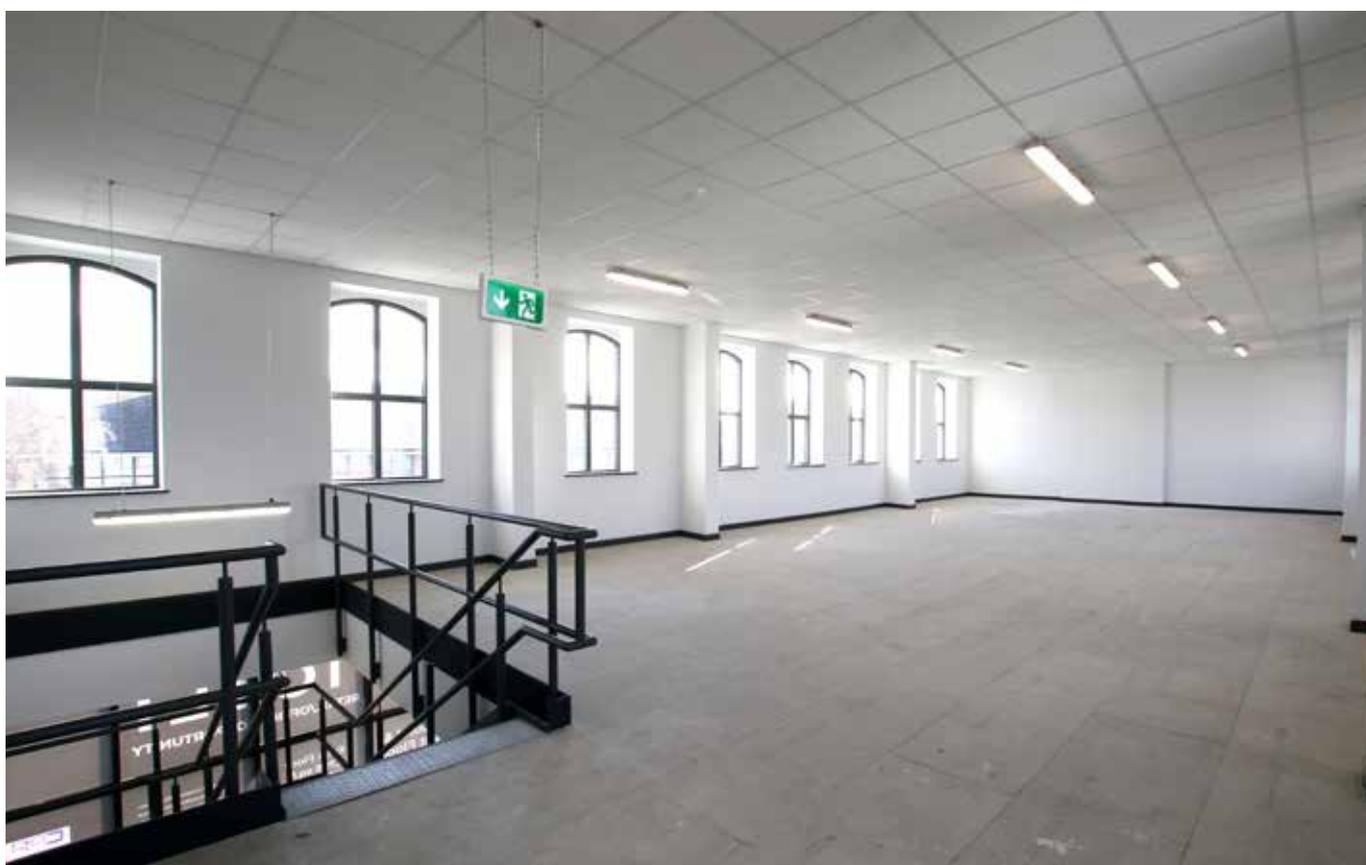
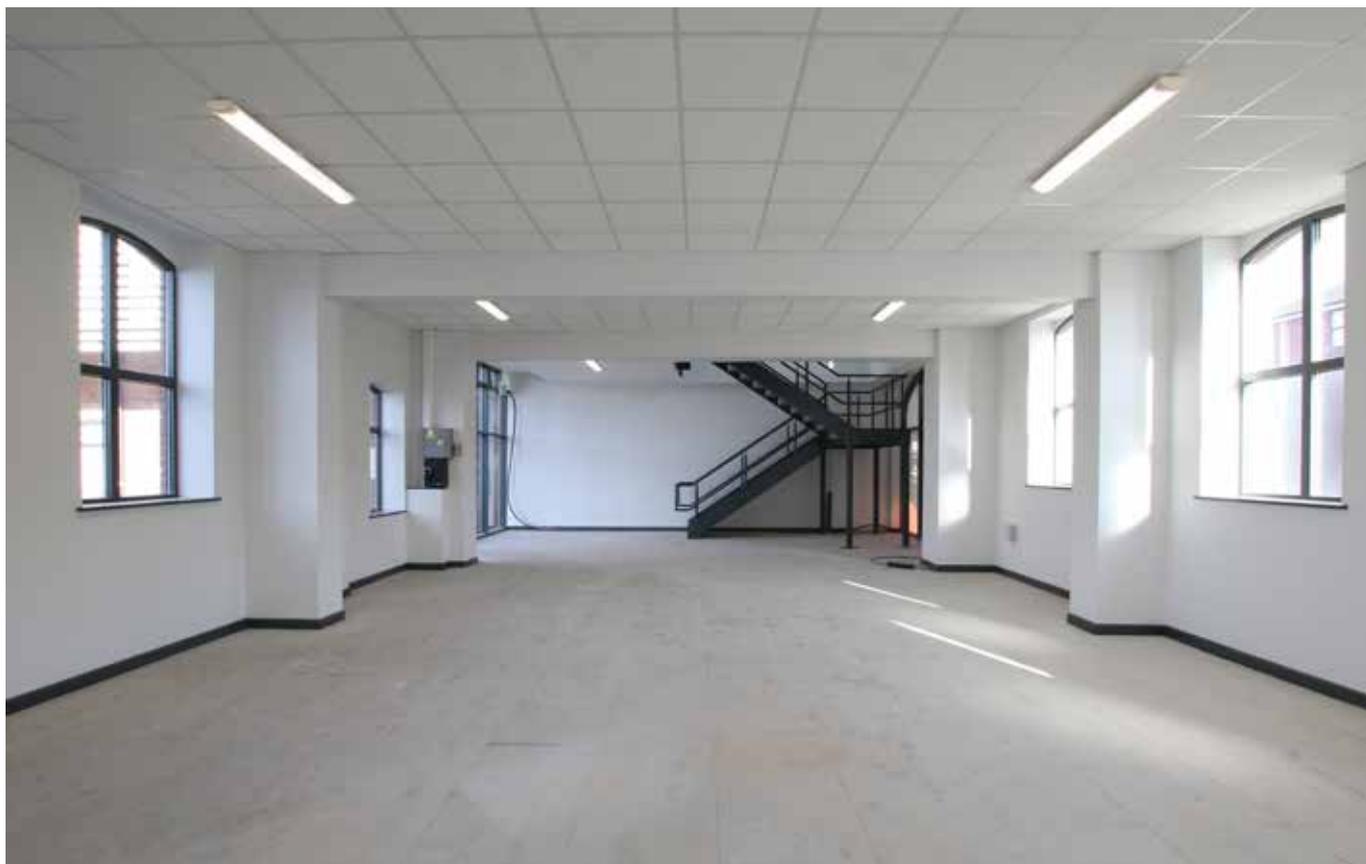
## ACCOMMODATION

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The original Victorian Offices retain their prominent position and historical importance at the main entrance to the site.

This building (NH1C) has been renovated to support the various uses granted within the planning consent including : A1 Shops, A3 Food & Drink, A5 Hot Food Takeaways & B1 Business including Offices.





# Lower Don Valley

Located alongside the River Don, 58 Newhall provides a high quality centre that compliments the LDV's excellence in manufacturing, engineering and innovation developed over many 100's of years.

Capitalising on the areas unique industrial heritage and boasting a vibrant mix of leisure, retail, commercial and community uses mean that the LDV is a nationally recognisable, distinct, integrated and authentic destination within the city of Sheffield.

## 58 NEWHALL TO...

M1 Motorway - 2.2 Miles  
City Centre - 2.5 miles  
Meadowhall - 2 Miles  
Sheffield Arena - 1 Mile

Valley Centertainment - 1.2 Miles  
Sheffield Train Station - 2.3 Miles  
Nearest Bus Stop - 200 metres

Approximate distances



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## BREEAM

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