



**Modern Industrial/Warehouse Premises**

**Unit F, 220 Newhall Road, Sheffield, S9 2QL**

**To Let**

- Prominent main road frontage
- Approximately 3,556 sq ft
- Close proximity to the Junction 34 of the M1 Motorway and Sheffield City Centre

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## Location

The property is situated on the south side of Newhall Road, some 200 yards west of the junction with Attercliffe Road (A6178) and almost opposite the junction with Norman Street. The property is within an established industrial locality, approximately midway between the city centre and M1 Junction 34 (i.e. approximately 2 miles equidistant).

## Description

The property is a unit within a terrace of single storey purpose built industrial/warehouse units.

The building has a steel portal frame, brick clad external walls, a corrugated asbestos clad roof with translucent lights.

The unit has offices to the front plus staff lavatories and a kitchen area. There is vehicular access/loading door to the rear.

The eaves are approximately 5.04m

## Accommodation

The property is approximately 3,556 sq ft measured on a gross internal area basis and includes an office of approximately 313 sq ft.

## Lease Terms

The property is to be let on a full repairing and insuring lease on terms to be agreed at an initial rental of £16,000 per annum exclusive of rates, VAT and service charge.

## Costs

Each party to pay their own legal costs.

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