

ASPEN COURT



Contact: Sue Wharton

Contact: Rob Whatmuff

TERMS

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. The Courtyard is available on flexible tenancy agreements.

Contact: Toby Vernon

A development by:

VIEWING

Full details of availability are obtainable from the joint agents Knight Frank, Whittle Jones and King Sturge.

NEW INDUSTRIAL UNITS

1,588 SQ FT - 13,810 SQ FT

ASPEN COURT

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ROTHERHAM M1 J34 (Meadowhall)

Aspen Court is a high quality industrial estate providing a total of 8,796.7 sq m (94,690 sq ft) of industrial/warehouse units on a 3.2 hectare (8 acre) site. The development is being constructed in 2 phases.

ASPEN COURT



LOCATION

Aspen Court, the latest development at Centurion Business Park, occupies a strategically located site approximately one mile east of Junction 34 of the M1 motorway. Rotherham Town Centre is within 2 miles to the east and Sheffield lies approximately 6 miles to the south west. Rotherham has become an increasingly attractive business location over recent times and is now home to a number of modern businesses including Toyoda Gosei, Ventura, T Mobile, AESSEAL, LUK and Powergen

SPECIFICATION

The units have been designed to a high specification and project a quality image. The typical specification is as follows:-

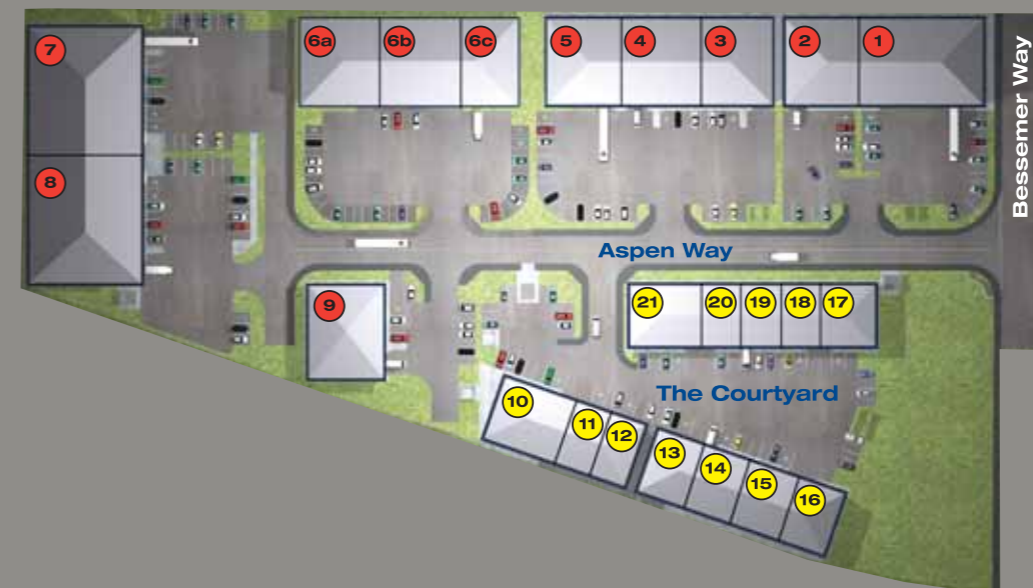
- Floor loading – 37.5 Kn/sq m
- On site security, incorporating CCTV, own self contained/shared service yard accessed via an electronically or manually operated gate with intercom
- Excellent office facilities to all units with glazed elevations
- Electronically/manually operated up and over loading doors
- Single span steel portal frame
- Eaves height - units vary from 4.4 to 6.6 metres
- Generous external circulation and car parking areas

PHASE 2

Is now under construction and will be ready in spring 2005.

PHASE 1

Completed in January 2004.



Unit	sq m	sq ft
1	749.5	8,068
2	428.2	4,609
3	426.4	4,590
4	475.0	5,113
5	422.0	4,543
*6a	428.0	4,607
*6b	428.0	4,607
*6c	427.0	4,596
7	1,001	10,775
8	1,001	10,775
9	466.0	5,016
10	328.4	3,535
11	178.3	1,919
12	147.5	1,588
13	197.5	2,126
14	238.1	2,563
15	237.9	2,561
16	197.7	2,128
17	232.7	2,505
18	165.8	1,785
19	165.8	1,785
20	165.5	1,781
21	289.4	3,115
Total	8,796.7	94,690

* Units 6a, b and c are available as one unit 1,283 sq m (13,810 sq ft).