



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# REDWOOD COURT

Dinnington, Rotherham, S25 3QT

High Quality Industrial Development

## TO LET

FROM 1,729 SQ FT (161 SQ M)  
TO 23,184 SQ FT (2,154 SQ M)



**J31 M1**

[www.northerntrustgroup.com](http://www.northerntrustgroup.com)

**Redwood Court** comprises a high quality industrial estate providing a total of 61,098 sq ft (5,676 sq m) of industrial/warehouse accommodation on a 1.88 hectare (4.65 acre) site.



Redwood Court DINNINGTON, ROTHERHAM

## What you get at Redwood Court...

**FLOOR LOADING CAPACITY OF 37.5 kN/m<sup>2</sup>**

**INSULATED LOADING DOORS**

**CONNECTIONS TO ALL MAINS SERVICES**

**EAVES HEIGHT 6M (UNIT 1 - 6) / 4.5M (UNIT 7 - 15)**

**ALL UNITS HAVE**

**3 COMPARTMENTS**

**SUSPENDED CEILING**

**QUALITY FINISH**

**PAINTED INTERIORS**



UNIT	SQ FT	SQ M
1	7,382	686
2	6,355	590
3	9,446	878
4	6,202	576
5	4,630	430
6	6,208	577
7	1,734	161
8	1,730	161
9	1,729	161
10	3,292	306
11	2,281	212
12	2,276	211
13	2,271	211
14	2,273	211
15	3,288	305
<b>TOTAL</b>	<b>61,098</b>	<b>5,676</b>

# Reasons to choose Redwood Court...

**PRE-FITTED OFFICES TO INCLUDE:**  
**DEPARTMENT PERIMETER TRUNKING**  
**GRID CEILINGS**  
**CARPETING**  
**PLASTERWORK WALLS**

- 1. BRAND NEW BUILDINGS**
- 2. PROMINENT LOCATION**
- 3. EXCELLENT LINKS TO M1 & M18**
- 4. COMPETITIVE RENTS**
- 5. FLEXIBLE TERMS**



**Redwood Court, DINNERINGTON, ROTHERHAM, S25 3QT**

## Where to find Redwood Court Business Park...

Redwood Court occupies an ideal location offering a prominent position on Campbell Way, fronting onto Outgang Lane. Redwood Court is ideally located 1 mile north of the A57 providing easy access to the M1 Motorway at J31 (approximately 2 miles away) and the M18. Nearby occupiers include Johnston Press, Centrepac, Macalloy and Manor Motor Sport.

### Terms

Units 1-6 are available to let by way of new full repairing and insuring leases on terms to be agreed. Units 7-15 are available on flexible tenancy agreements.

### Planning

Planning consent has been granted for B1, B2 and B8 uses including light/general industrial and warehousing.

### VAT

All rents and other charges will be subject to VAT at the standard rate.

### Economic Assistance

Contact RIDO (Rotherham Investment and Development Office): 01709 372 099



Project Part-Financed by the European Union

European Regional Development Fund

**WHITTLE JONES**  
 CHARTERED SURVEYORS  
**0113 245 6787**  
[www.whittlejones.com](http://www.whittlejones.com)

**Knight Frank**  
**0114 272 9750**  
[www.knightfrank.com](http://www.knightfrank.com)

A development by:



**NORTHERN TRUST**  
 INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrustgroup.com](http://www.northerntrustgroup.com)

### Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. March 2008.

Design & Production @ C2 Advertising Ltd / 0113 383 5332 / [www.c2advertising.co.uk](http://www.c2advertising.co.uk)