

REDWOOD COURT

Dinnington, Rotherham

High Quality Industrial Development

TO LET

From 1,724 sq ft (160 sq m) to 23,111 sq ft (2,147 sq m)



Redwood Court comprises a high quality industrial estate providing a total of 60,902 sq ft (5,657.9 sq m) of industrial/warehouse accommodation on a 1.88 hectare (4.65 acre) site.



UNIT	SQ FT	SQ M
1	7,355	683
2	6,336	589
3	9,420	875
4	6,188	575
5	4,621	429
6	6,182	574
7	1,733	161
8	1,724	160
9	1,733	161
10	3,275	304
11	2,265	210
12	2,265	210
13	2,265	210
14	2,265	210
15	3,275	304
TOTAL	60,902	5,658



What you get at Redwood Court...

FLOOR LOADING CAPACITY OF 37.5 KN/M2
INSULATED LOADING DOORS
CONNECTIONS TO ALL MAINS SERVICES
EAVES HEIGHT 6M (UNIT 1 - 6) / 4.5M (UNIT 7 - 15)

ALL UNITS HAVE FITTED OFFICES TO INCLUDE:

3 COMPARTMENT PERIMETER TRUNKING

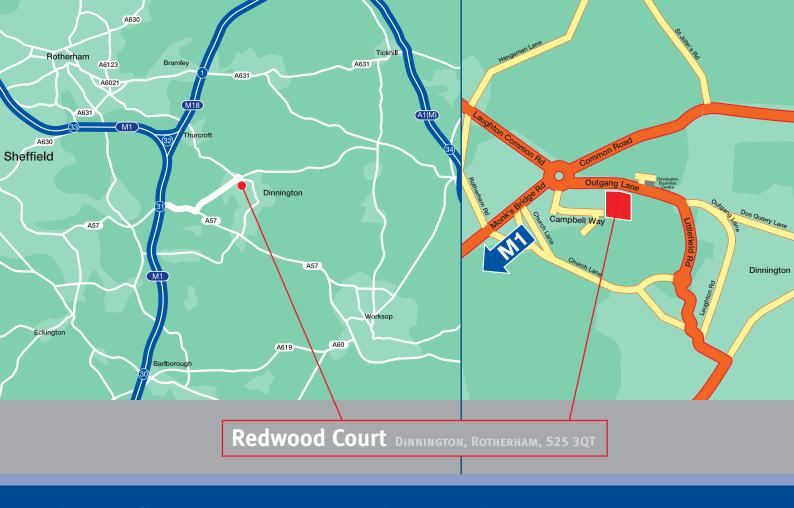
SUSPENDED CEILINGS

QUALITY CARPETING

PAINTED PLASTERWORK WALLS

Reasons to Choose Redwood Court...

- 1. Brand New Buildings
- 2. PROMINENT LOCATION
- 3. Excellent links to M1 & M18
- **4.** Competitive rents
- 5. FLEXIBLE TERMS



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







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