



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# 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)



**J31 M1**



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
<b>TOTAL</b>	<b>60,902</b>	<b>5,658</b>



## Reasons to choose Redwood Court...

### 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 FITTED OFFICES TO INCLUDE:**

**3 COMPARTMENT PERIMETER TRUNKING**

**SUSPENDED CEILINGS**

**QUALITY CARPETING**

**PAINTED PLASTERWORK WALLS**

**1. BRAND NEW BUILDINGS**

**2. PROMINENT LOCATION**

**3. EXCELLENT LINKS TO M1 & M18**

**4. COMPETITIVE RENTS**

**5. FLEXIBLE TERMS**



**Redwood Court** DINNINGTON, 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



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A development by:



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