

**MULTIPLE  
CHOICE  
OFFICES 1-6  
FULLERTON  
COURT  
ROTHERHAM**

SHEFFIELD ROAD ROTHERHAM S60 1DG  
2,000 - 12,000 SQ FT (185 - 1115 SQ M)  
PRESTIGIOUS OFFICES FOR SALE/TO LET

FULLERTON COURT

# BRAND NEW TWO STOREY SELF CONTAINED OFFICE BUILDINGS



INSIDE

# LARGE SPACIOUS OPEN PLAN OFFICES FINISHED TO A HIGH STANDARD

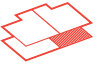
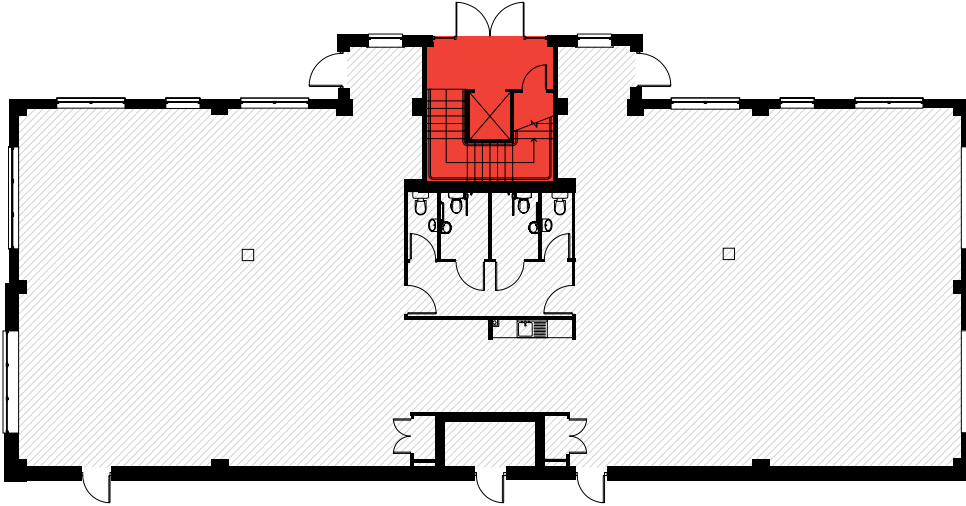
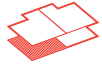


**BUILDING ONE**

# 01-04: AS A WHOLE OR SPLIT TO SUIT

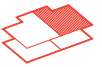
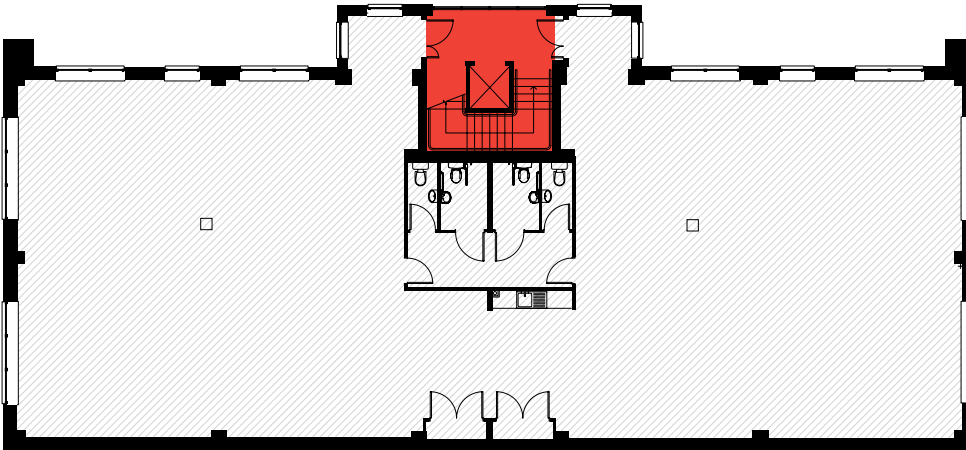
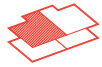
**OFFICE 01**  
GROUND FLOOR BUILDING ONE  
2,000 SQ FT (185 SQ M)

**OFFICE 02**  
GROUND FLOOR/BUILDING ONE  
2,000 SQ FT (185 SQ M)



**OFFICE 03**  
FIRST FLOOR/BUILDING 01  
2,000 SQ FT (185 SQ M)

**OFFICE 04**  
FIRST FLOOR/BUILDING 01  
2,000 SQ FT (185 SQ M)



## BUILDING TWO

# 05-06: AS A WHOLE OR SPLIT TO SUIT

**OFFICE 05**  
GROUND FLOOR/BUILDING 02  
2,000 SQ FT (185 SQ M)



## SPECIFICATION

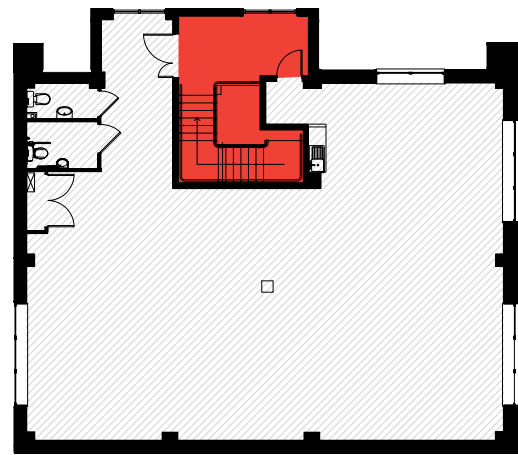
- DEDICATED PARKING
- DDA COMPLIANT
- RAISED ACCESS FLOORS
- FEATURE SUSPENDED CEILINGS
- SPLIT SERVICES
- LIGHTING
- WC/KITCHEN FACILITIES TO EACH OFFICE

BOTH BUILDINGS ARE AVAILABLE AS A WHOLE,  
ON A FLOOR BY FLOOR BASIS OR IN PART

## BUILDING TWO

# 05-06: AS A WHOLE OR SPLIT TO SUIT

**OFFICE 06**  
FIRST FLOOR/BUILDING 02  
2,000 SQ FT (185 SQ M)

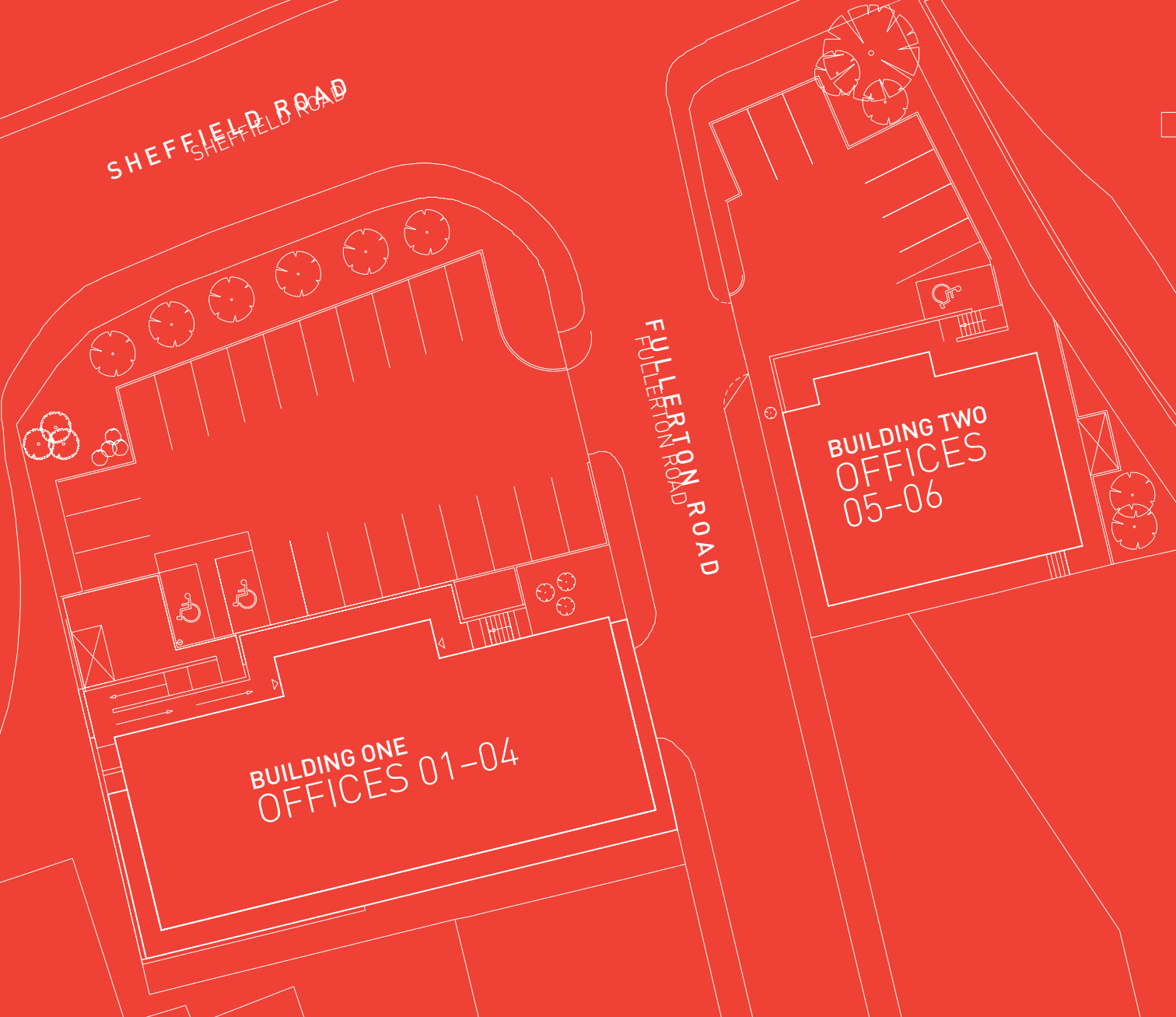


## SCHEDULE OF AREAS

BUILDING ONE	FLOOR	SQ FT	SQ M
OFFICE 1	GROUND	2,000	185.8
OFFICE 2	GROUND	2,000	185.8
OFFICE 3	FIRST	2,000	185.8
OFFICE 4	FIRST	2,000	185.8
<b>TOTAL</b>		<b>8,000</b>	<b>743.2</b>

BUILDING TWO	FLOOR	SQ FT	SQ M
OFFICE 5	GROUND	2,000	185.8
OFFICE 6	FIRST	2,000	185.8
<b>TOTAL</b>		<b>4,000</b>	<b>371.6</b>

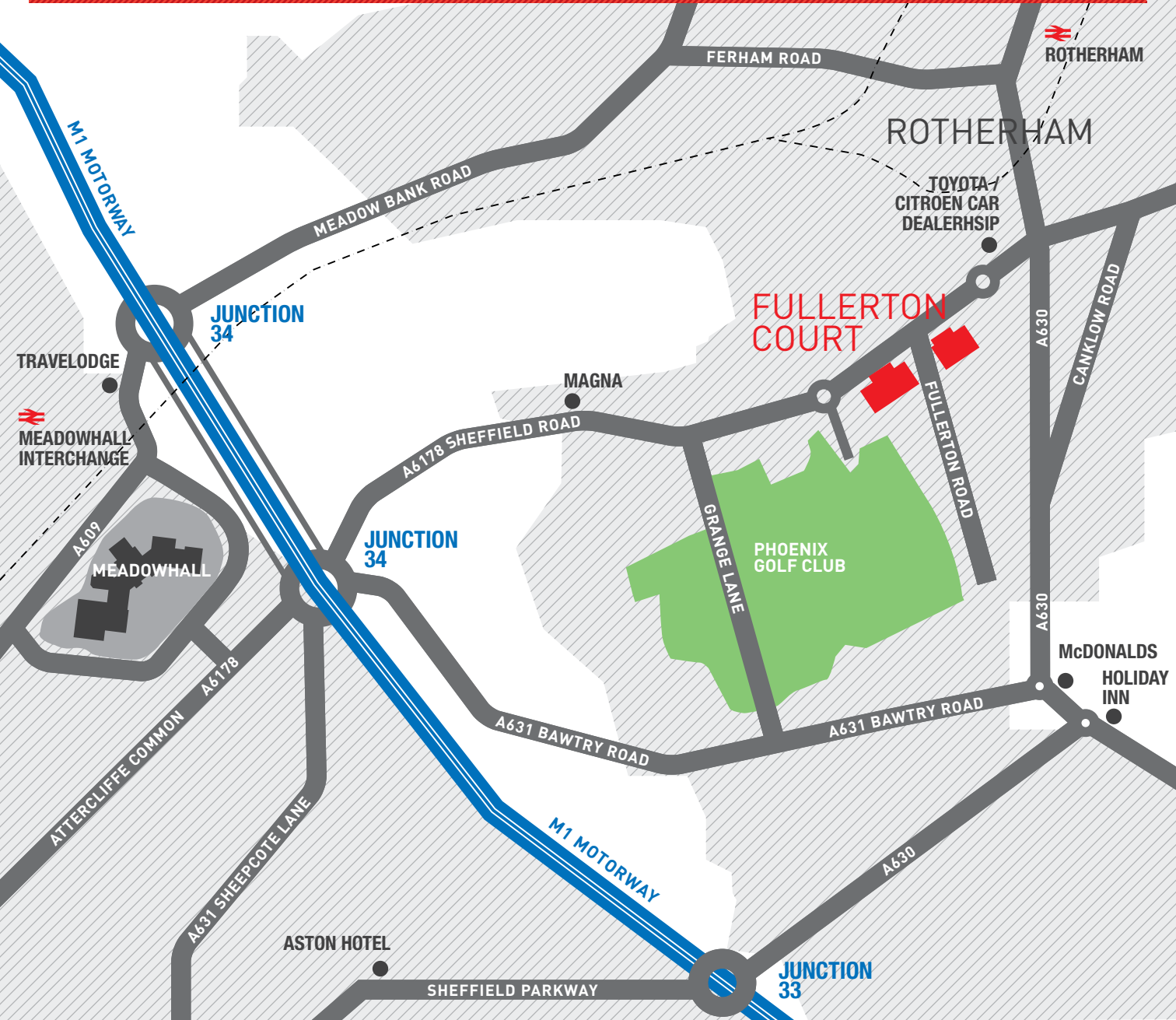
\*PLEASE NOTE FLOOR AREAS ARE TAKEN OFF PLAN AND ARE  
SUBJECT TO A JOINT MEASUREMENT ON COMPLETION OF TRANSACTION



**LOCATION**

FULLERTON COURT OCCUPIES A PROMINENT POSITION ON THE JUNCTION OF SHEFFIELD ROAD AND FULLERTON ROAD

BOTH J33 AND J34 OF M1 ARE ONLY 2 MILES AWAY WHILST ROTHERHAM TOWN CENTRE IS ONLY A 10 MINUTE WALK



## TERMS

# OFFICES 01-06 ARE AVAILABLE FOR SALE AND TO LET

FOR FURTHER INFORMATION  
PLEASE CONTACT:

A DEVELOPMENT BY:



tim.bottrill  
@knightfrank.com



jeremy.robinson  
@fowlersandford.com



scotthinchliffe  
@primesiteuk.co.uk

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor fowler sandford in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor fowler sandford has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. June 2009.

Designed and produced by AustinStorer [www.austinstorer.co.uk](http://www.austinstorer.co.uk)