



NORTHERN TRUST
COMPANY LIMITED



ASPEN WAY, BESSEMER WAY, TEMPLEBOROUGH, ROTHERHAM, S60 1FB

TO LET

ASPEN COURT

WORKSHOP/WAREHOUSE/INDUSTRIAL UNITS
FROM 1,588 - 21,841 SQ FT (147.5 - 2,029.1 SQ M)

DESCRIPTION

Aspen Court is a modern development covering 95,071 sq ft comprising 22 units split into 8 separate blocks with a mix of terraced workshops, semi-detached and a single stand-alone unit. The units, ranging in size from 1,588 sq ft up to 21,841 sq ft, are accessed via Aspen Way which runs through the centre of the estate. Units are situated within fully fenced compounds with generous circulation and parking spaces. Units over 2,500 sq ft benefit from integral office accommodation.

SPECIFICATION

The modern high quality units have been constructed to a high specification and benefit from the following:

- Eaves heights from 4.4m to 6.6m
- 37.5 kn/sq m floor landing
- On site security, incorporating CCTV, self contained/shared service yard with manually operated gates
- Electronically/manually operated up and over loading doors
- Excellent office facilities to larger units with glazed elevation



TERMS/RENTS/OTHER CHARGES

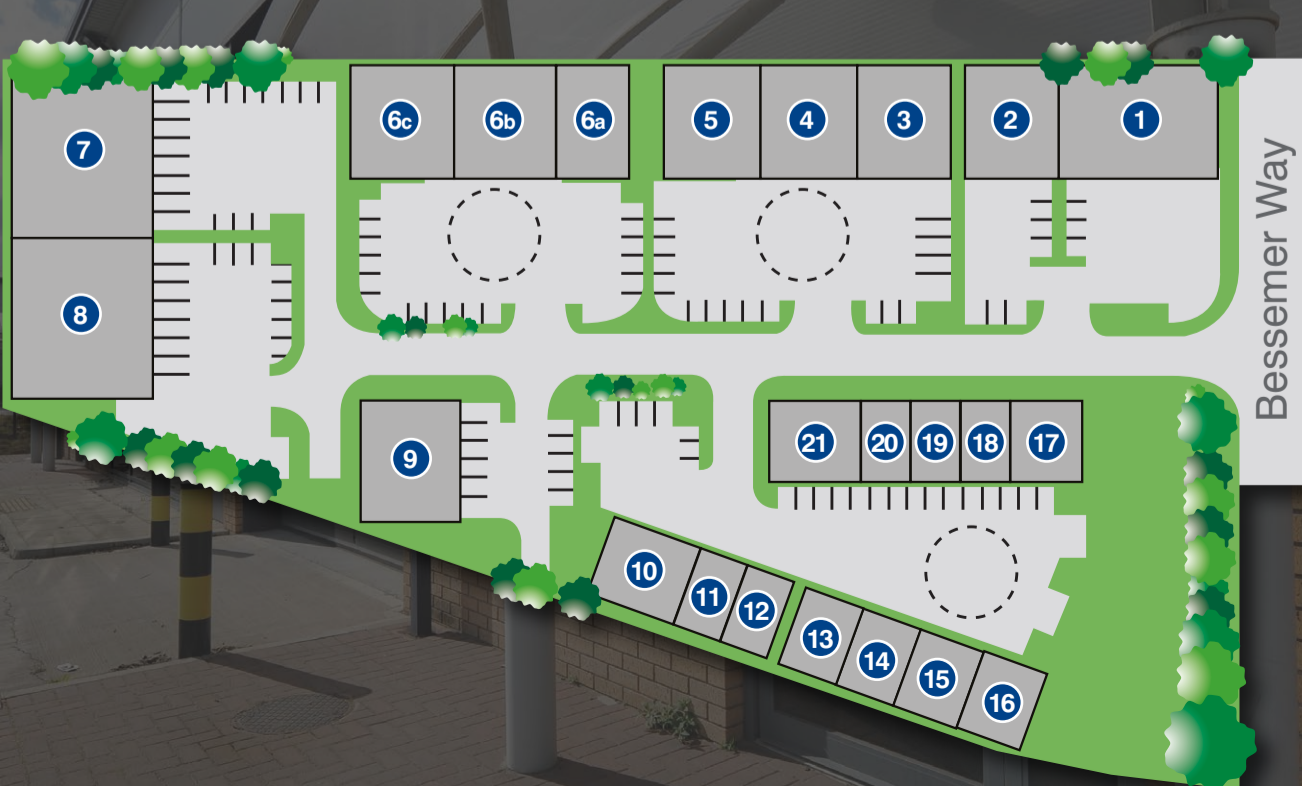
Small workshop units are offered on flexible tenancy agreements, whilst the larger units are available to let by way of full repairing and insuring leases on terms to be agreed.

Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

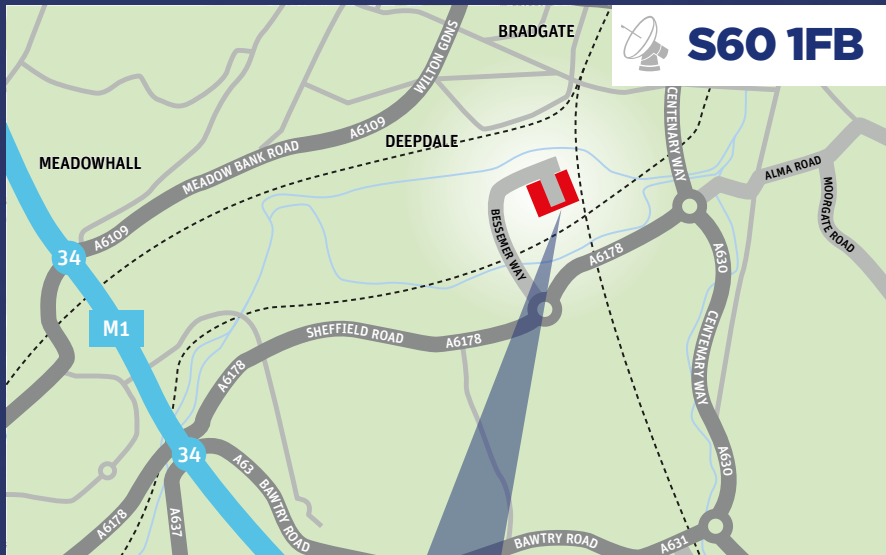
ACCOMMODATION SCHEDULE

Unit	Floor Area Sq Ft	Floor Area Sq M	EPC
Unit 1	8,068	749.5	D76
Unit 2	4,609	428.1	TBC
Unit 3	4,590	426.4	E106
Unit 4	5,113	475.0	D85
Unit 5	4,543	422.0	TBC
Unit 6A	4,634	430.5	TBC
Unit 6B	4,612	428.4	B30
Unit 6C	4,628	429.9	TBC
Unit 7 & 8	21,841	2029.0	TBC
Unit 9	5,042	468.4	TBC
Unit 10	3,535	328.4	A72
Unit 11	1,919	178.2	D87
Unit 12	1,588	147.5	TBC
Unit 13	2,126	197.5	E110
Unit 14	2,563	238.1	TBC
Unit 15	2,561	237.9	C63
Unit 16	2,128	197.6	D52
Unit 17	2,505	232.7	C62
Unit 18	1,785	165.8	TBC
Unit 19	1,785	165.8	TBC
Unit 20	1,781	165.4	TBC
Unit 21	3,115	289.9	TBC

SITE PLAN



For current availability please contact the letting agents. Copies of the EPC Certificates are available upon request.



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ASPEN COURT



LOCATION

Aspen Court is located at Centurion Business Park, close to the Magna Centre in Rotherham a large town in South Yorkshire. The estate is accessed via Bessemer Way which links to the A6178 Sheffield Road and provides direct access to Junction 34 of the M1 only 4 minutes' drive away. The A6178 also links the estate to Sheffield City Centre 6.5 miles away to the south west, whilst the M1 links Barnsley to the north and Chesterfield to the south.

Occupying an ideal location, the businesses on site also benefit from excellent local amenities. Rotherham town centre is within a 30 minute walk and provides a range of high street shops, eateries and financial institutions. The Meadowhall shopping centre is within a 10 minute drive and offers a variety of department stores and shops.

TRAVEL DISTANCES

Sheffield	5.65 miles
Doncaster	18.65 miles
Leeds	32.17 miles
Nottingham	40.28 miles
Manchester	41.39 miles
London	164.00 miles

FURTHER INFORMATION

To arrange a viewing or for further information on Aspen Court please contact one of the joint letting agents.

Tom Swallow



Dan Hodge



David Lee



Good transport links



Excellent nearby amenities



Fully fenced site with CCTV

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