



NORTHERN TRUST
COMPANY LIMITED



CAMPBELL WAY, DINNINGTON, ROTHERHAM, S25 3QT

TO LET

REDWOOD COURT

HIGH QUALITY MODERN INDUSTRIAL / TRADE UNITS
FROM 1,720 - 9,446 SQ FT (159.79 - 877.55 SQ M)

DESCRIPTION

Redwood Court is a modern high quality trade counter development totalling 61,087 sq ft. The units are arranged in 4 terraced blocks either side of Campbell Way. Individual unit sizes range from 1,720 – 9,446 sq ft, and subject to availability units can be combined to create larger floor areas. The units have been constructed to a high specification and include fully fitted offices with suspended ceilings and quality carpeting. Externally the units benefit from perimeter fencing, excellent car parking and forecourt circulation space.

SPECIFICATION

The scheme has been designed to a high standard and the specification includes the following:

- CCTV
- Floor loading capacity of 37.5 kN/m²
- Insulated loading doors
- Eaves height 6m (Unit 1 - 6) / 4.5m (Unit 7 - 15)
- Connections to all main services
- Integrated office space



UNITS 1 - 3



UNITS 4 - 6



UNITS 10 - 15



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TERMS/RENTS/OTHER CHARGES

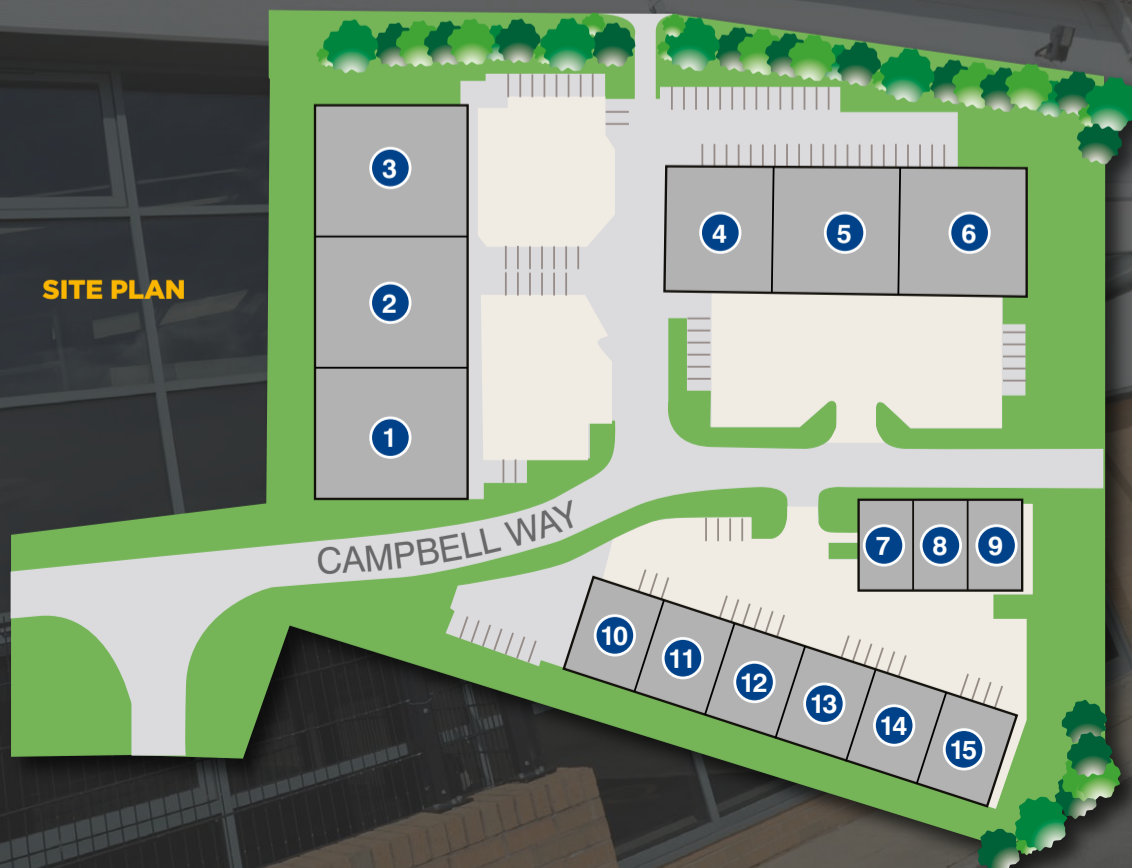
Units 1-6 are available on flexible lease terms at competitive rents, with units 7-15 available on flexible tenancy agreements.

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	7,382	685.80	D78
Unit 2	6,355	590.39	D80
Unit 3	9,446	877.55	B40
Unit 4	6,202	576.18	B41
Unit 5	4,630	430.14	B47
Unit 6	6,208	576.73	A15
Unit 7	1,734	161.09	TBC
Unit 8	1,720	159.79	C75
Unit 9	1,729	160.62	D96
Unit 10	3,292	305.83	TBC
Unit 11	2,281	211.91	C68
Unit 12	2,276	211.44	C74
Unit 13	2,271	210.98	D81
Unit 14	2,273	211.16	TBC
Unit 15	3,288	305.46	C64

SITE PLAN



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



CAMPBELL WAY, DINNINGTON, ROTHERHAM REDWOOD COURT



LOCATION

Redwood Court occupies an ideal location off Outgang Lane in Dinnington. Dinnington is a town in South Yorkshire, and is part of the Metropolitan Borough of Rotherham. Situated almost equidistant from Sheffield to Rotherham and about 5 miles from Worksop the development benefits from excellent transport links. Accessed via Campbell Way, the estate provides direct access to Junction 31 of the M1 via the B6463 and A57 Worksop Road. In turn the M1 leads to the M18 to the North. Dinnington town centre is only 3 minutes' drive away providing a range of retail shops and local eateries. Tesco Superstore is also located nearby along with the Monk's Bridge Farm pub which is an ideal venue to host meetings.

TRAVEL DISTANCES

M1	3 miles
Manchester	51.7 miles
Leeds	42.4 miles
Doncaster	15.7 miles
Nottingham	36 miles
Humber Ports	57.3 miles

Source: theAA.com

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

Tom Swallow



Dan Hodge



David Lee



Fully fenced site with CCTV

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