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**INDUSTRIAL**



# ASPEN COURT

ROTHERHAM **M1 J34 (MEADOWHALL) S60 1FB**

**TO LET**

HIGH QUALITY INDUSTRIAL UNITS  
**FROM 1,588 - 13,810 SQ FT (147.5 - 1,282.9 SQ M)**

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# ASPEN COURT



## SPECIFICATION

- Floor loading – 37.5 kn/sq m
- On-site security, incorporating CCTV, own self contained/shared service yard accessed via manually operated gates
- Excellent office facilities to most units, with glazed elevations
- Electronically/manually operated up and over loading doors
- Single span steel portal frame
- Eaves height – units may vary from 4.4 to 6.6 metres
- Generous extended circulation and car parking areas



## DESCRIPTION

Aspen Court is a high quality industrial estate providing a total of 94,690 sq ft (8,796.7 sq m) of industrial/warehouse units on a 3.2 hectare (8 acre) site.



**FLEXIBLE TERMS**



**COMPETITIVE RENTS**

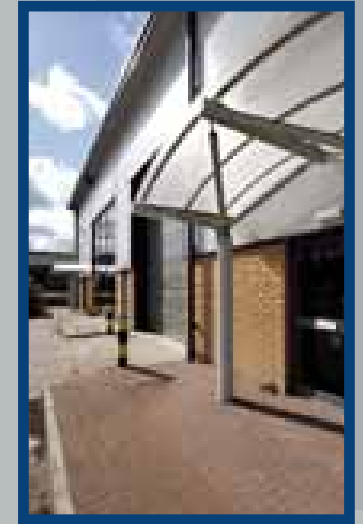


**HIGH SPECIFICATION UNITS**

# TO LET

## HIGH QUALITY INDUSTRIAL UNITS

### FROM 1,588 - 13,810 SQ FT (147.5 - 1,282.9 SQ M)



#### AVAILABILITY

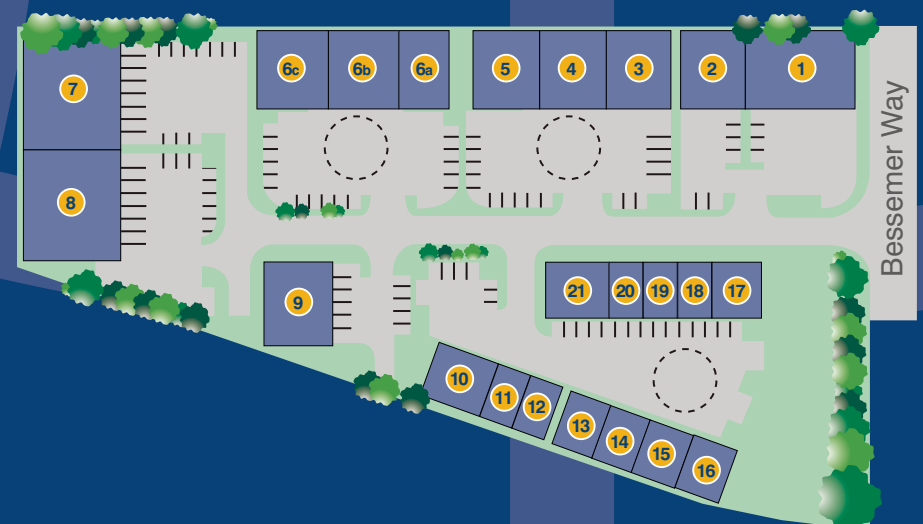
For current availability please see the attached schedule.

#### SITE PLAN

#### SCHEDULE OF ACCOMMODATION

UNIT NO	SQ FT	SQ M
1	8,068	749.5
2	4,609	428.2
3	4,590	426.4
4	5,113	475
5	4,543	422.1
6a	4,634	430.5
6b	4,612	428.5
6c	4,628	430
7	10,775	1,001
8	10,775	1,001
9	5,042	468.4

UNIT NO	SQ FT	SQ M
10	3,535	328.4
11	1,919	178.3
12	1,588	147.5
13	2,126	197.5
14	2,563	238.1
15	2,561	237.9
16	2,128	197.7
17	2,505	232.7
18	1,785	165.8
19	1,785	165.8
20	1,781	165.5
21	3,115	289.4





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## LOCATION

Aspen Court is the latest development at Centurion Business Park, occupies a strategic located site approximately one mile east of Junction 34 of the M1 motorway. Rotherham town centre is within 2 miles to the east and Sheffield lies approximately to the south west.

Rotherham has become an increasingly attractive business location over recent times and is now home to a number of modern businesses including Toyoda Glosei, Ventura, Aesseal, Luk and Powergen.



# ASPEN COURT



## TRAVEL DISTANCES

M1	1.9 miles	6 mins
Manchester	42.8 miles	1 hour 12 mins
Leeds	33.6 miles	43 mins
Doncaster	11.1 miles	25 mins
Nottingham	42.1 miles	51 mins
Humber Ports	58 miles	1 hour 15 mins

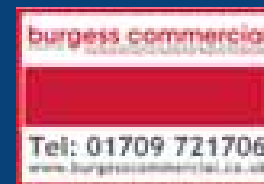
Source: The AA

## TERMS

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. The courtyard is available on flexible tenancy agreements.

## VIEWING

Full details of availability are available from Whittle Jones.



SAT NAV POSTCODE

S60 1FB

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