

TO LET



1,588 - 21,841 SQ FT

NEW INDUSTRIAL/WAREHOUSE UNITS

ASPEN COURT

BESSEMER WAY | CENTURION BUSINESS PARK | ROTHERHAM | S60 1FB



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



www.aspen-court.co.uk

DESCRIPTION

Aspen Court is a modern industrial development extending to 95,071 sq ft, comprising 22 units across eight blocks. The estate offers a mix of terraced workshops, semi-detached units and a standalone detached unit, with sizes ranging from 1,588 sq ft to 21,841 sq ft, providing flexible accommodation for a wide range of occupiers.

Accessed via Aspen Way, which runs through the centre of the estate, each unit benefits from a secure, fully fenced compound, generous circulation and parking. Units over 2,500 sq ft also include integral office accommodation, creating an ideal balance of warehouse and office space.

KEY FEATURES



**Full
CCTV Coverage**



**On-Site
Car Parking**



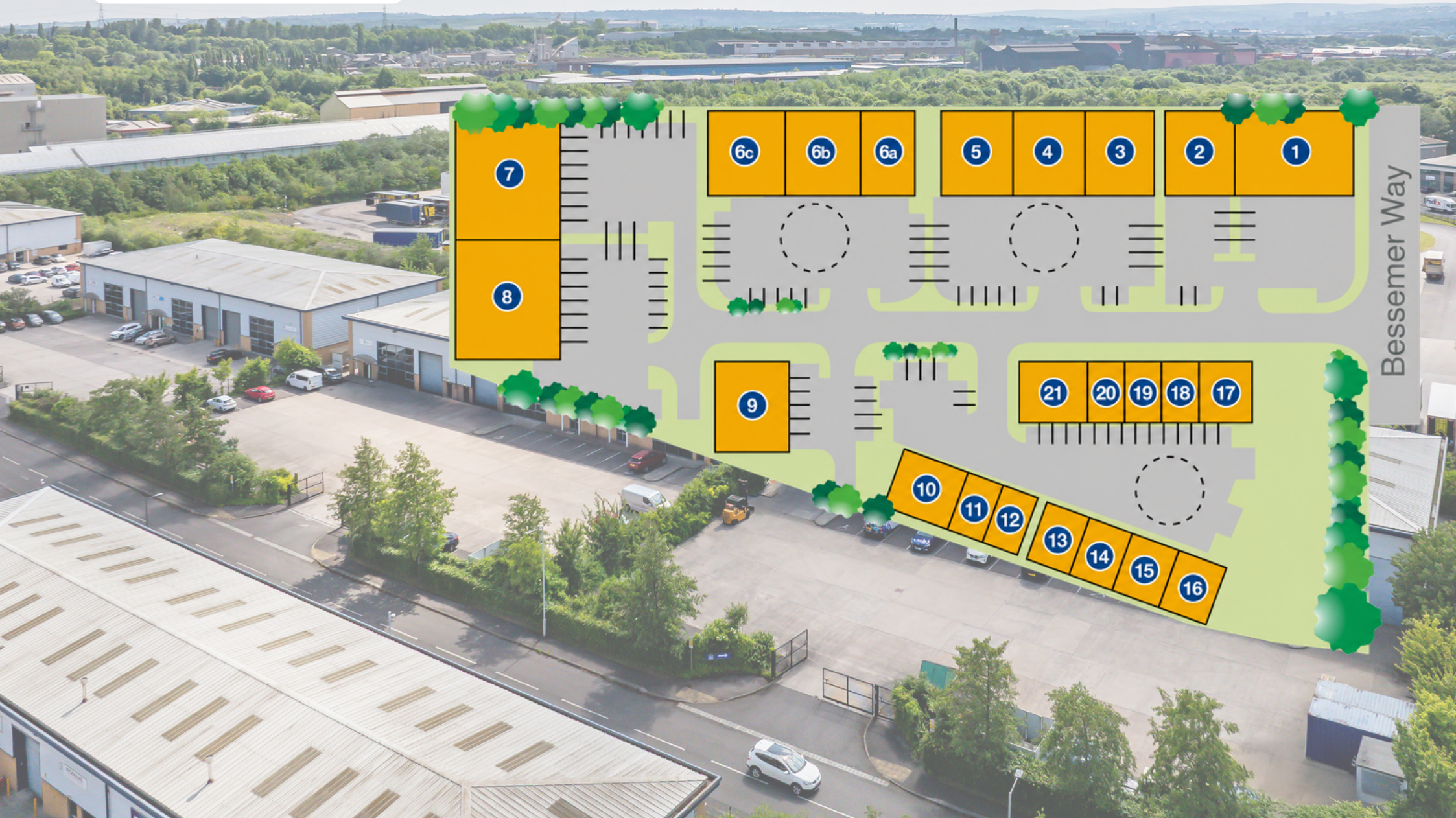
**Integrated
Office/Reception Space**

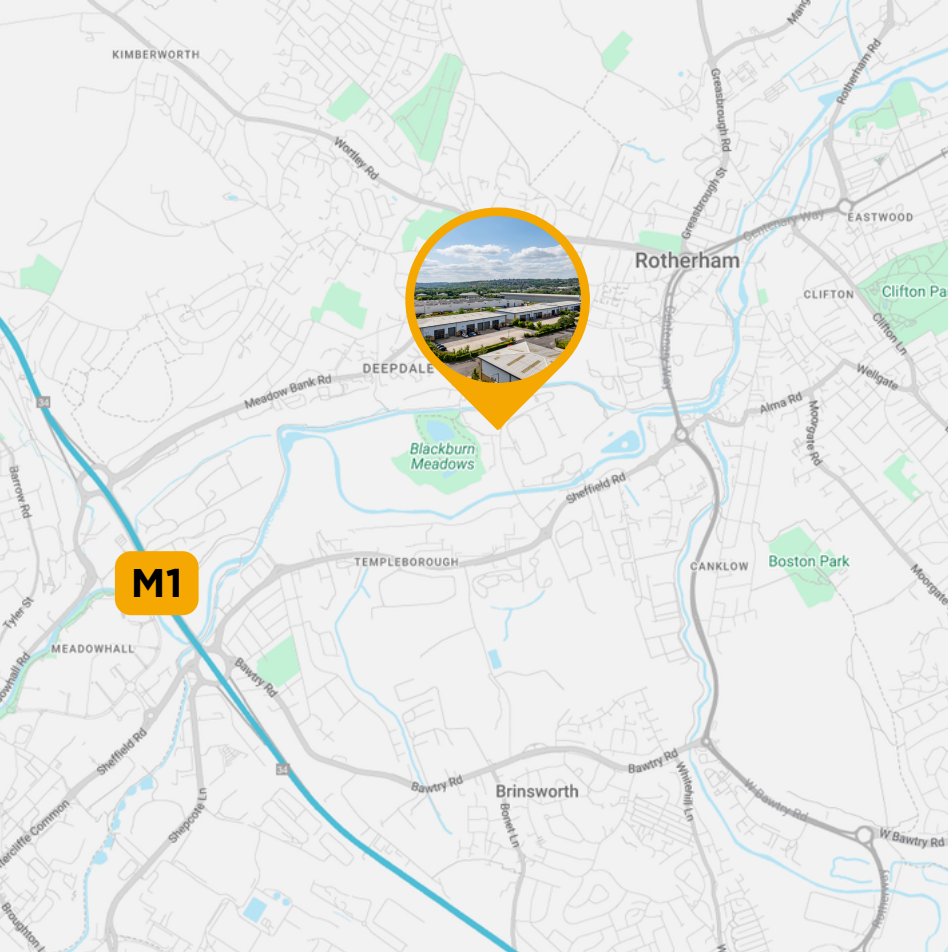


SITE PLAN

For current availability please visit the dedicated website

www.aspen-court.co.uk





ASPEN COURT

**BESSEMER WAY | CENTURION BUSINESS PARK
ROTHERHAM | S60 1FB**

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LOCATION

Aspen Court is located within Centurion Business Park, near the Magna Centre in Rotherham, South Yorkshire. The estate benefits from excellent transport connectivity, with Bessemer Way providing direct access to the A6178 and onward to Junction 34 of the M1 in under five minutes, offering fast links to Sheffield and the wider regional motorway network.

The location is ideally suited for business, combining strong regional accessibility with a wide range of nearby amenities. Rotherham town centre and Meadowhall both provide extensive retail, dining and banking facilities, supporting occupiers and their workforce.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.



 yorkshire@northerntrust.co.uk

BUSINESS UNITS TO LET ACROSS THE UK

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