



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

REDWOOD COURT

Dinnington, South Yorkshire

High Quality Industrial Development

TO LET

FROM 1,724 SQ FT (160 SQ M)
TO 23,111 SQ FT (2,147 SQ M)



J31/J32 M1
J1 M18

Redwood Court comprises a high quality industrial estate capable of providing a total of 60,902 sq ft (5,657.9 sq m) of industrial/warehouse units on a 1.88 hectare (4.65 acre) site.



UNIT	SQ FT	SQ M
1	7,355	683
2	6,336	589
3	9,420	875
4	6,188	575
5	4,621	429
6	6,182	574
7	1,733	161
8	1,724	160
9	1,733	161
10	3,275	304
11	2,265	210
12	2,265	210
13	2,265	210
14	2,265	210
15	3,275	304
TOTAL	60,902	5,658



Reasons to choose Redwood Court...

What you get at Redwood Court...

FLOOR LOADING CAPACITY OF 37.5 KN/M2

INSULATED LOADING DOORS

CONNECTIONS TO ALL MAINS SERVICES

EAVES HEIGHT 6M (UNIT 1 - 6) / 4.5M (UNIT 7 - 15)

GF OFFICE AREA:

3 COMPARTMENT PERIMETER TRUNKING

SUSPENDED CEILINGS

QUALITY CARPETING

PAINTED PLASTERWORK WALLS

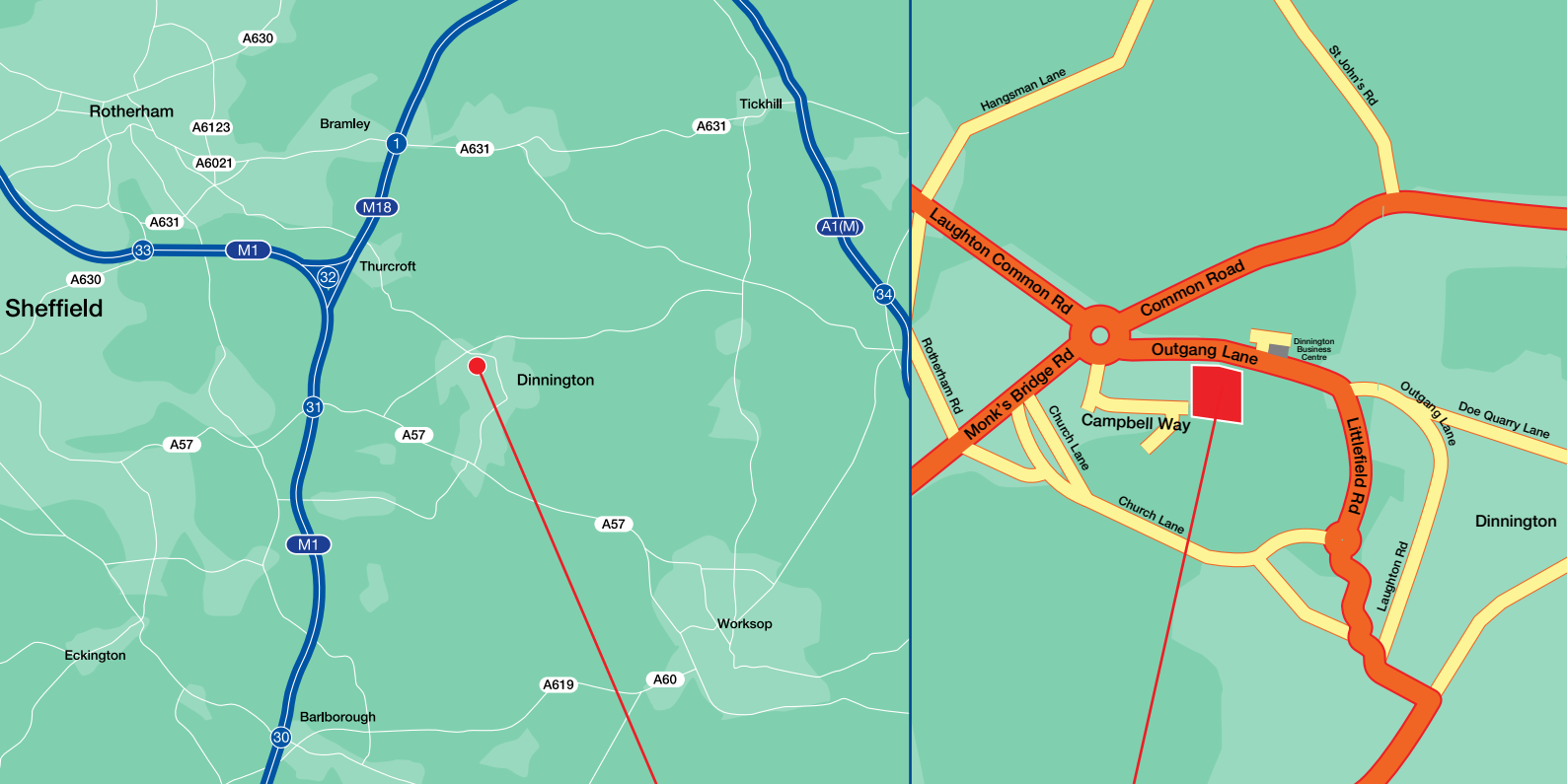
1. BRAND NEW BUILDINGS

2. PROMINENT LOCATION

3. EXCELLENT LINKS TO M1 & M18

4. COMPETITIVE RENTS

5. FLEXIBLE TERMS



Redwood Court DINNINGTON, SOUTH YORKSHIRE, S25 3QT

Where to find Redwood Court Business Park...

Redwood Court occupies an ideal location offering a prominent position on Campbell Way, fronting onto Outgang Lane. Dinnington is ideally located 1 mile north of the A57 providing easy access to both the M18 Junction 1 and M1 Motorway at junction 31 approximately 2 miles away. Nearby occupiers include Johnstones Press, Centrepac and Bumford Plumbing and Heating.

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.

Planning

Planning consent has been granted for B1, B2 and B8 uses including light/general industrial and warehousing.

VAT

All rents and other charges will be subject to VAT at the standard rate.

Economic Assistance

Contact RiDO (Rotherham Investment and Development Office): 01709 372 099



Project Part-Financed by the European Union

European Regional Development Fund



A development by:



Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2007.