

General Industrial - B2 3,115 SqFt Rotherham



For Rent On Application

Aspen Court, Bessemer Way, Rotherham, South Yorkshire, S60 1FB

Key Features

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

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Comments

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.

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.

The adopted rateable value is not known not available or not applicable unless specified.

The premises are available to let on flexible lease terms for term to be agreed. The tenant shall be responsible for the cost of insurance all repairs and decorations and a proportion of the cost of maintaining any common parts.

Viewings strictly by prior appointment with the agents: James Humphreys Barnsdales - Chartered Surveyors Tel: 01302 304 430 james.humphreys@barnsdales.co.uk

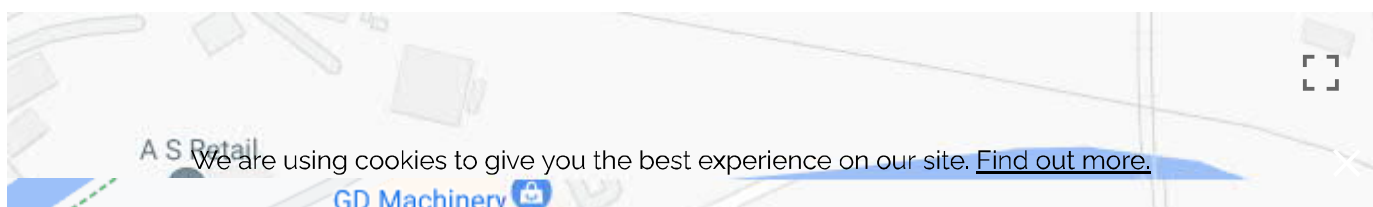
Each party is to be responsible for their own legal costs incurred in this transaction.

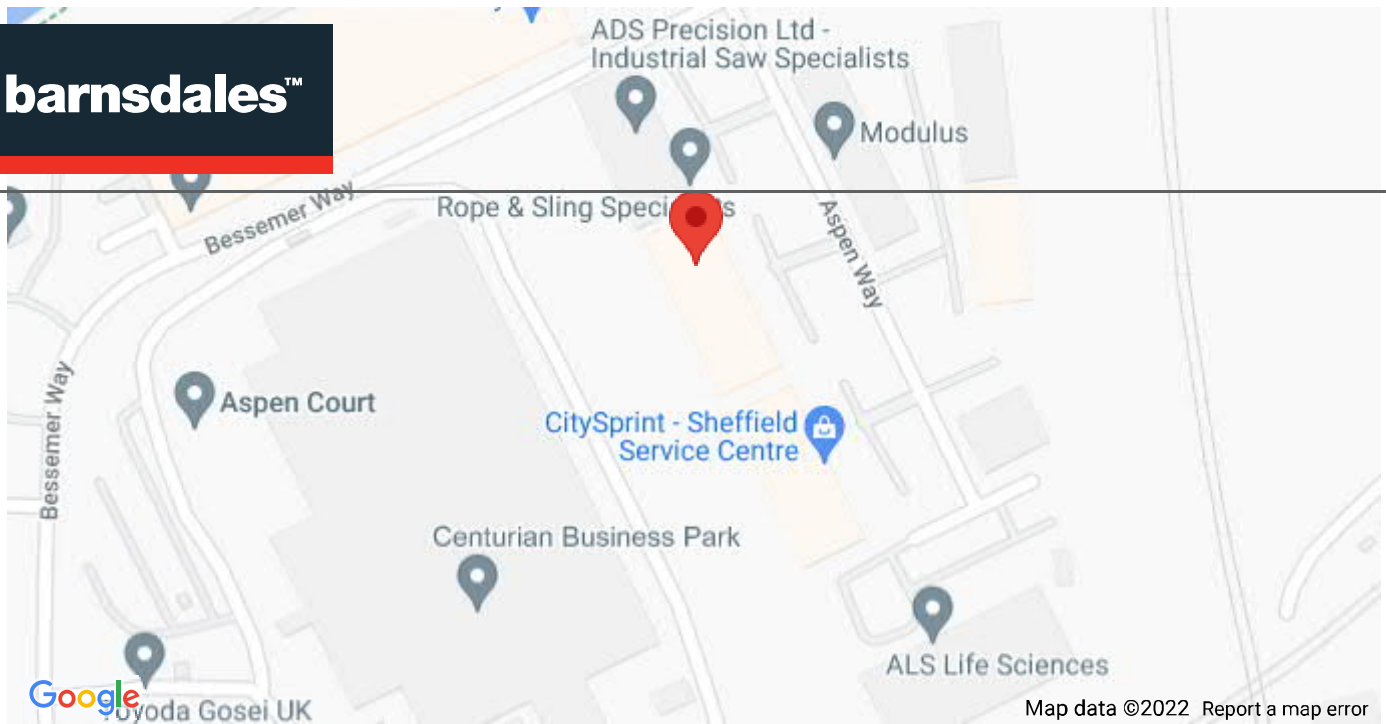
EPC awaited or not required

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Map





Key contact



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