

**MULTIPLE  
CHOICE  
OFFICES 1-6  
FULLERTON  
COURT  
ROTHERHAM**

SHEFFIELD ROAD ROTHERHAM S60 1DG  
2,000 - 12,000 SQ FT (185 - 1115 SQ M)  
PRESTIGIOUS OFFICES FOR SALE/TO LET

FULLERTON COURT

# BRAND NEW TWO STOREY SELF CONTAINED OFFICE BUILDINGS



INSIDE

# LARGE SPACIOUS OPEN PLAN OFFICES FINISHED TO A HIGH STANDARD



**BUILDING ONE**

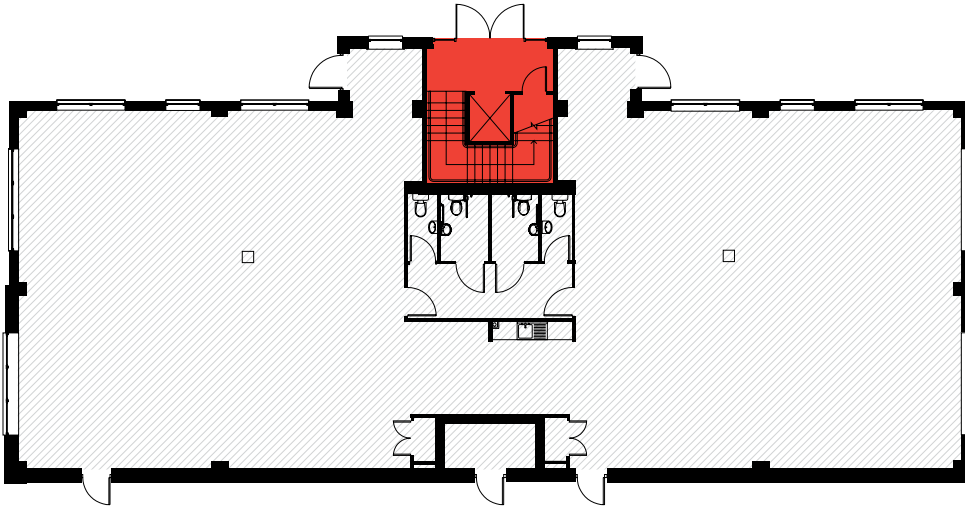
# 01-04: AS A WHOLE OR SPLIT TO SUIT

**OFFICE 01**

GROUND FLOOR BUILDING ONE  
2,000 SQ FT (185 SQ M)

**OFFICE 02**

GROUND FLOOR/BUILDING ONE  
2,000 SQ FT (185 SQ M)

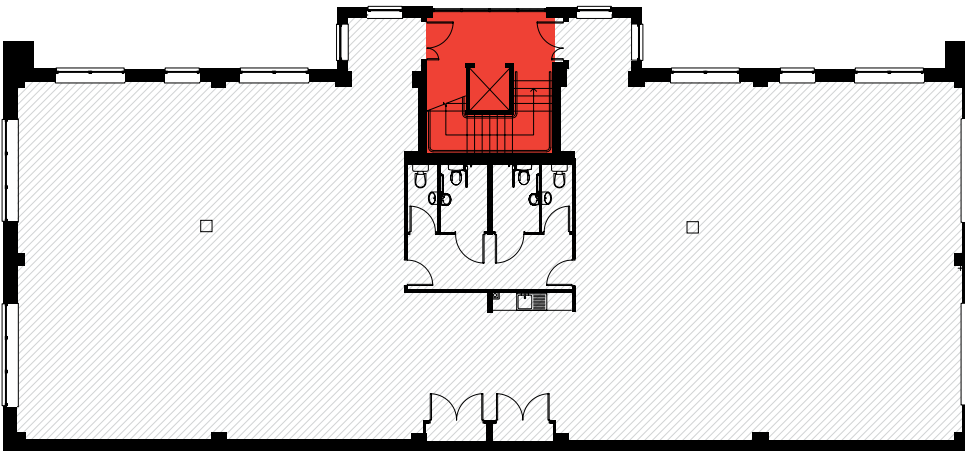


**OFFICE 03**

FIRST FLOOR/BUILDING 01  
2,000 SQ FT (185 SQ M)

**OFFICE 04**

FIRST FLOOR/BUILDING 01  
2,000 SQ FT (185 SQ M)

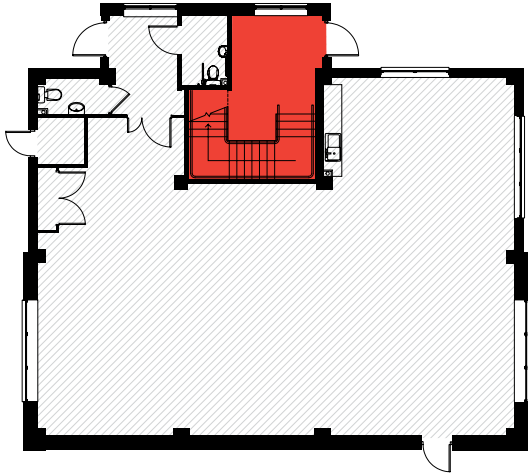


## BUILDING TWO

# 05-06: AS A WHOLE OR SPLIT TO SUIT

### OFFICE 05

GROUND FLOOR/BUILDING 02  
2,000 SQ FT (185 SQ M)



### SPECIFICATION

- DEDICATED PARKING
- DDA COMPLIANT
- RAISED ACCESS FLOORS
- FEATURE SUSPENDED CEILINGS
- SPLIT SERVICES
- LIGHTING
- WC/KITCHEN FACILITIES TO EACH OFFICE

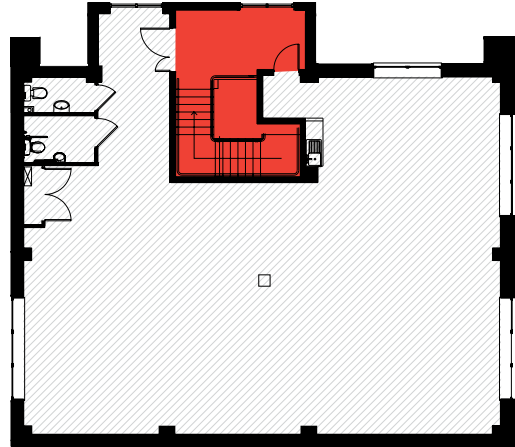
BOTH BUILDINGS ARE AVAILABLE AS A WHOLE,  
ON A FLOOR BY FLOOR BASIS OR IN PART

## BUILDING TWO

# 05-06: AS A WHOLE OR SPLIT TO SUIT

### OFFICE 06

FIRST FLOOR/BUILDING 02  
2,000 SQ FT (185 SQ M)

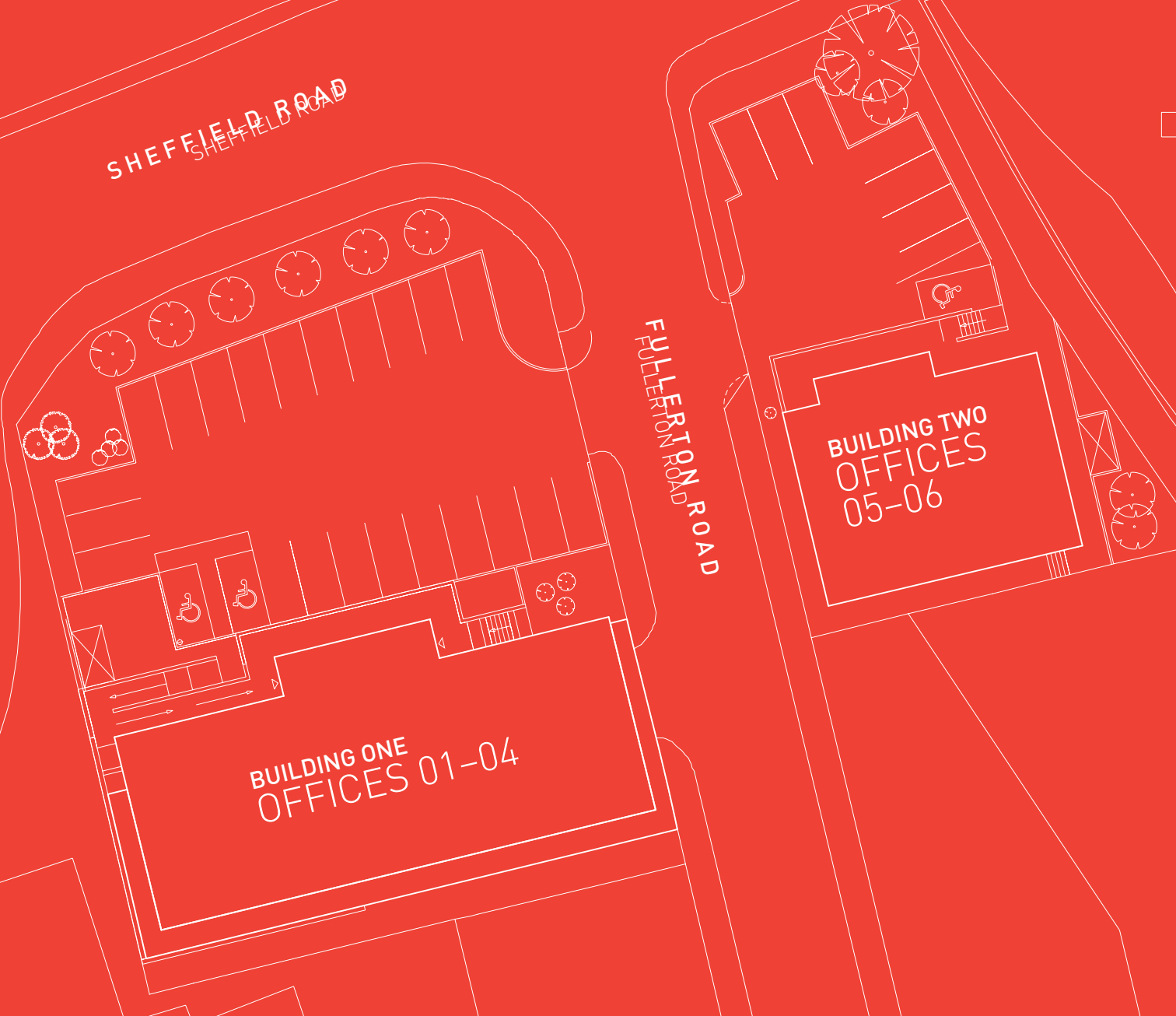


### SCHEDULE OF AREAS

BUILDING ONE	FLOOR	SQ FT	SQ M
OFFICE 1	GROUND	2,000	185.8
OFFICE 2	GROUND	2,000	185.8
OFFICE 3	FIRST	2,000	185.8
OFFICE 4	FIRST	2,000	185.8
<b>TOTAL</b>		<b>8,000</b>	<b>743.2</b>

BUILDING TWO	FLOOR	SQ FT	SQ M
OFFICE 5	GROUND	2,000	185.8
OFFICE 6	FIRST	2,000	185.8
<b>TOTAL</b>		<b>4,000</b>	<b>371.6</b>

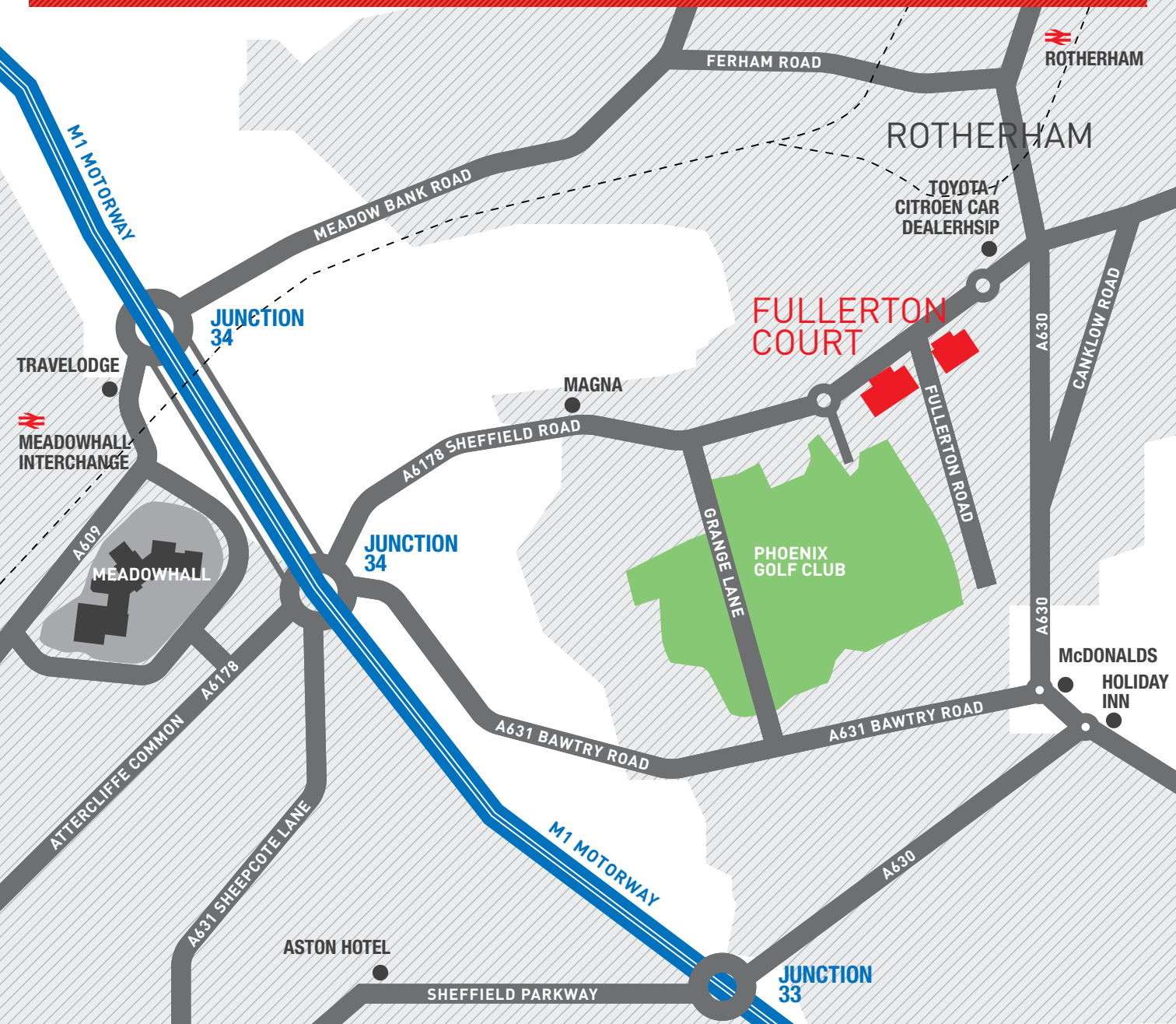
\*PLEASE NOTE FLOOR AREAS ARE TAKEN OFF PLAN AND ARE  
SUBJECT TO A JOINT MEASUREMENT ON COMPLETION OF TRANSACTION



#### LOCATION

FULLERTON COURT OCCUPIES A PROMINENT POSITION ON THE JUNCTION OF SHEFFIELD ROAD AND FULLERTON ROAD

BOTH J33 AND J34 OF M1 ARE ONLY 2 MILES AWAY WHILST  
ROTHERHAM TOWN CENTRE IS ONLY A 10 MINUTE WALK



## TERMS

# OFFICES 01-06 ARE AVAILABLE FOR SALE AND TO LET

FOR FURTHER INFORMATION  
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