



S64 9HU

# INDUSTRIAL

Cliff Street Industrial Estate, Mexborough, South Yorkshire, S64 9HU



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# INDUSTRIAL



- Central location in Mexborough town centre
- 10 miles from A1 (M) Motorway
- Unit sizes range from 48 - 389 sq.m (517 - 4,188 sq.ft)
- Simple easy in / easy out tenancy agreement
- Immediate occupation usually available
- Arrange a viewing today



INDUSTRIAL

## Units to let on flexible terms

SIZES FROM

**517 - 4,188 sq.ft**

48 - 389 sq.m

Over 200 locations throughout the Midlands and the North

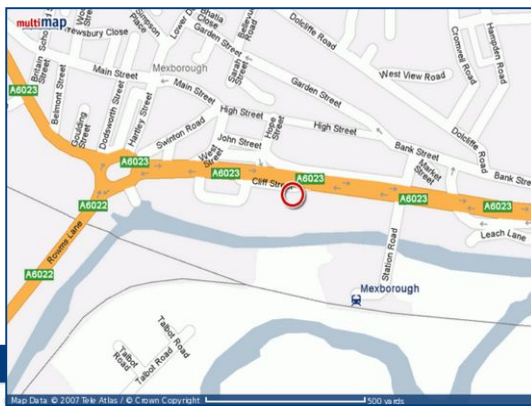


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## Location

The Industrial Estate is situated in a central location adjacent to the Mexborough town centre by-pass and is accessed from the A6023 Doncaster Road. The town is midway between Barnsley, Doncaster and Rotherham situated on the north bank of the River Don west of its confluence with the River Dearne. The town benefits from the A1-M1 Dearne Towns link road and the estate is approximately 10 miles from junction 36 of the A1 (M) Motorway.



## Description

The estate comprises 8 small workshop units arranged in a "U" shape and are home to a number of local & regional businesses. There is a communal courtyard and parking area with generous loading & circulation space and staff / visitor parking. The units are brick built with an insulated steel profile sheet roof and concrete floor. Each unit has a separate up-and-over loading door and pedestrian access door. Units can be combined to create more space if required and transferring from one unit to another is simple with our easy in / easy out tenancy agreements.

## Specification

- Reinforced Concrete floors
- Up-and-over loading doors
- 3 phase electricity supply/ capability
- WC, hand basin with water heater
- Sizes range from 48 - 139 sq.m (517 - 4,188 sq.ft)

## Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- Tenant responsible for internal repairs and decorations and maintenance of doors and windows
- Landlord is responsible for external structure
- Rates payable by tenant direct to Doncaster Council
- Arrange a viewing today

## INDUSTRIAL

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