



NORTHERN TRUST
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TO LET

CLIFF STREET INDUSTRIAL ESTATE

CLIFF STREET | MEXBOROUGH | S64 9HU

INDUSTRIAL UNIT

517 - 4,188 SQ FT

KEY FEATURES

- Up-and-Over Loading Doors To All Units
- Generous Shared Yard
- Three Phase Electricity
- Pedestrian Access Door
- Staff and Visitor Car Parking



CONTACT US:

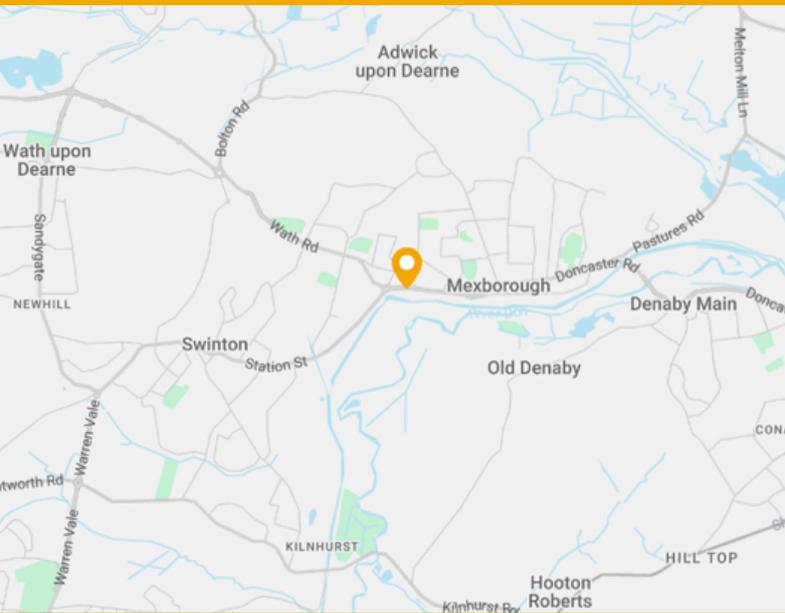
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CLIFF STREET INDUSTRIAL ESTATE

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LOCATION

Cliff Street Industrial Estate occupies a prominent position adjacent to Mexborough town centre, with direct access from the A6023 Doncaster Road. Mexborough itself lies on the north bank of the River Don, just west of its confluence with the River Dearne.

The town enjoys an advantageous location midway between Barnsley, Doncaster, and Rotherham, providing businesses with access to a wide local customer base and workforce.

The estate also benefits from its close proximity to the A1-M1 Dearne Towns Link Road, with Junction 36 of the A1(M) situated just 10 miles away. This strategic positioning enables excellent regional connectivity, linking easily into the wider South Yorkshire and Midlands motorway networks.

MODERN INDUSTRIAL UNITS
517 - 4,188 SQ FT

DESCRIPTION

Cliff Street Industrial Estate comprises a total of 8 small workshop units, arranged in a practical 'U' shaped layout that encloses a shared communal courtyard. This central space provides generous loading, circulation, and car parking areas, offering convenience for both staff and visitors.

The units are of traditional brick construction with insulated steel profile sheet roofs and reinforced concrete floors, ensuring durability and low maintenance. Each unit is equipped with a separate up-and-over loading door and a pedestrian access door for operational flexibility.

KEY FEATURES

- Prominent position close to Mexborough town centre
- Generous loading, circulation, and car parking areas
- Traditional brick construction
- Insulated steel profile sheet roofs
- Reinforced concrete floors
- Access to town centre facilities within walking distance
- Approximately 10 miles from Junction 36 of the A1(M) motorway



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

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

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



BUSINESS UNITS TO LET ACROSS THE UK

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