



**TO LET**

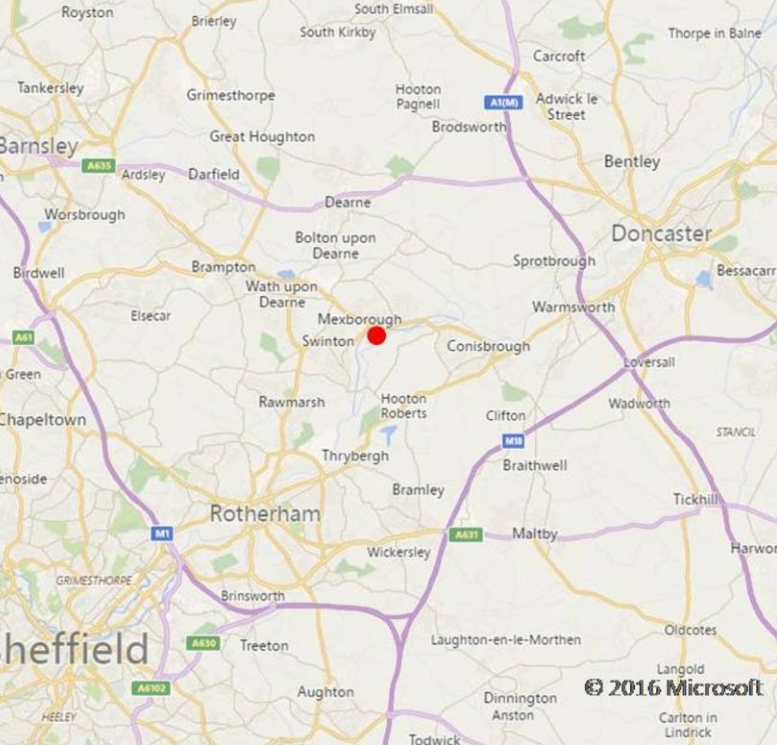
# CLIFF STREET INDUSTRIAL ESTATE

Cliff Street, Mexborough, S64 9HU



- Central location close to town centre
- All mains services available
- Units in a range of sizes (can be combined)
- Occupiers include CEF
- Range of flexible tenancies available

**WORKSHOP / INDUSTRIAL UNITS**  
**517 to 4,188 sq ft (48 to 389 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Car
A1(M)	6.5	16	Car
Doncaster	9	23	Car
Rotherham	7	18	Car
Barnsley	10	29	Car
Sheffield	16	39	Car

Source: theAA.com

# CLIFF STREET INDUSTRIAL ESTATE

Cliff Street, Mexborough, South Yorkshire



## LOCATION

The estate is located in a central position in Mexborough, just off the town centre by-pass. The town is mid way between Barnsley, Doncaster and Rotherham on the A6023 Doncaster Road which gives access to the A1 (M) via the A630 to Doncaster at Junction 36.

## DESCRIPTION

The estate comprise a single block of 8 small units set around a shared yard. The units are constructed with brick/blockwork walls under pitched roofs. Each unit has separate pedestrian and goods loading access doors.

## SPECIFICATION

- Reinforced concrete floors
- Sectional up and over loading doors
- Mains services (gas via sub-meter from landlord's supply)
- Concrete service yard with floodlighting

## EPC

EPC certificates and ratings are available on request

## TERMS

- Range of flexible tenancies available
- Rents on application and are subject to an annual increase not more than 3% during the term
- Rent payable monthly in advance by direct debit
- Tenant responsible for internal repairs and decoration (inc doors and windows)
- Landlord responsible for exterior and structure
- Landlord insures the building
- Administration fee of £150 + VAT payable on completion plus first month rent and deposit
- Deposit and/or guarantees are required subject to status

## VIEWING / FURTHER INFO

Please contact us for current availability and viewing arrangements



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

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