

Oakney Wood Business Units  
**SELBY BUSINESS PARK**  
North Yorkshire YO8 8FN



**UNIT 4 - A SUPERB PROPERTY ON A RECENTLY CONSTRUCTED  
DEVELOPMENT OF INDUSTRIAL UNITS FOR SMALL AND MEDIUM  
SIZE BUSINESSES**

**75.57 sq.m (813 sq.ft.) GIA**

- Adjacent to new office development and hotel
- Adjacent to A63 Selby By-pass
- Established and expanding business location
- Close to retail park
- Easy access to town centre

**TO LET**

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

### Location

The property is located in a well established business position on Selby Business Park, which is overlooked by the new A63 Selby By-pass on the outskirts of the market town of Selby in North Yorkshire.

The scheme is situated within an established business development of works units that were designed for small and medium enterprises. The development is positioned close to a new office development and a new hotel and conference facility. Selby has a growing economy, with a wide range of employers already located in the town and new businesses being attracted.

Strategically, the town is extremely well-positioned with major road links, a railway station and bus service. The town benefits from excellent shopping and leisure facilities and offers a range of new and traditional housing.

Neighbours at Selby Business Park include YESSS Electrical and MKM.

### Description

This property comprises a single storey industrial unit, which is constructed of traditional cavity brick and double skin insulated sheet construction with concrete floor and an even pitched sheet clad roof.

Internally, the property is laid out to provide a main works area with a reception/office. The unit is self contained with a W.C. (DDA compliant) and a kitchenette/tea point.

The property has a roller shutter loading door. Externally, the unit has parking and a shared service yard.

### Floor Areas

The unit has an internal floor area of approximately 75.57 sq.m (813 sq.ft.)

### Services

The property is connected for mains electricity (3 phase), water and drainage.

### Rateable Value

The property has a rateable value of £4,600 (subject to the uniform business rate).

### Lease Terms

The property is to be made available on a new full repairing and insuring lease at an initial rental of £7,950 per annum exclusive.

### Further Enquiries

Please contact the Sole Agents, MPC Limited, [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 or 01904 692929.

#### **IMPORTANT NOTICE**

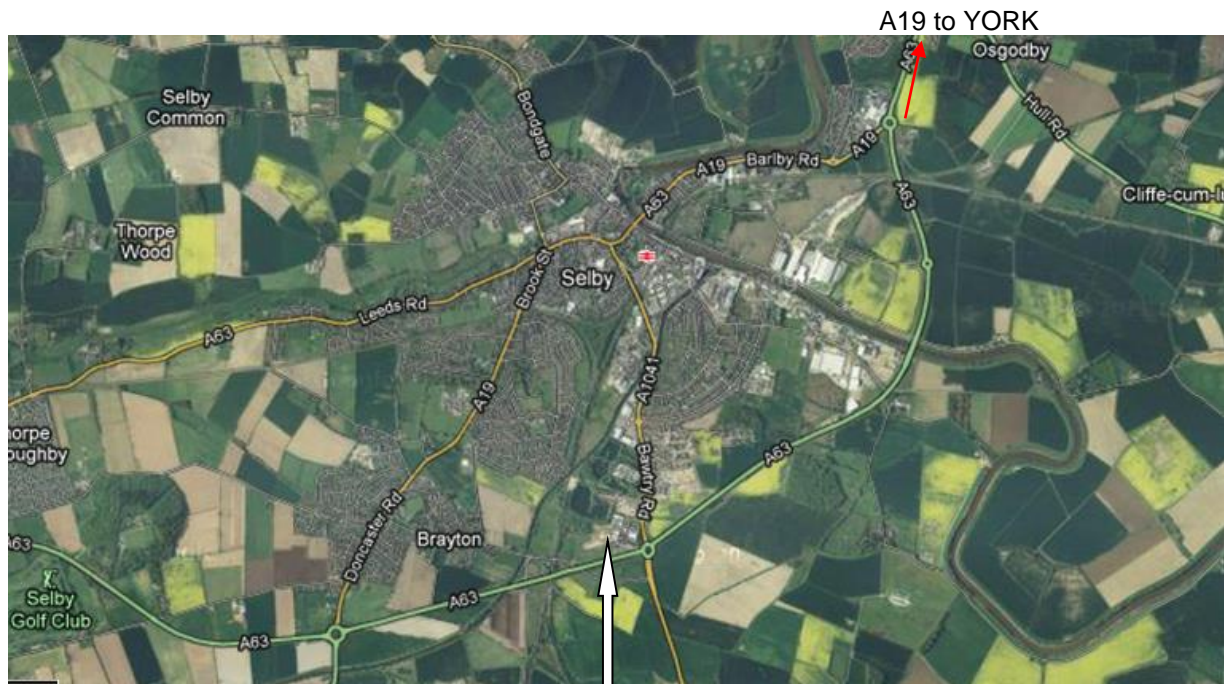
McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Subject to Contract - 080217





**Oakney Wood Units**

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**



#### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.