

Magical House  
Kellington, Yorkshire  
DN14 0NY



**A VERSATILE INDUSTRIAL UNITS WITH OFFICES and LARGE YARD**

- Excellent accessibility
- Quick access to M62, M18 and A1(M)
- Established business location
- Short distance to rail and bus services
- Close to village amenities
- Full height workspace and 2 storey offices

Total Floor area 421.19 sq.m (4,532 sq ft) approx. GIA

**TO LET**  
Sale Considered

**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.

### Location

The property is in a private but highly accessible position set back from Roall Lane just a few metres from the junction with the A19 south of Selby and within a short distance of the M62 (junction 34), and thereon to the M18 and A1(M), affording the site excellent road links.

The area benefits from good rail and bus provision and the surrounding villages and towns provide a wide range of facilities and amenities.

Accordingly the extended area is a busy commercial environment within easy commuting and strategic distance of much of Yorkshire, Humberside and Lincolnshire, and beyond.

### Description

The subject property is a steel portal framed commercial building clad with cavity walls and double skin insulated sheeting. Internally the property is laid out to provide an open plan workshop/warehouse and an integrally built office facility with reception, a range of good sized office rooms and staff welfare accommodation.

The works area has concrete floors, a good eaves height and an electrically operated roller shutter door. The offices are provided with carpeting, UPVC double glazing, suspended ceilings and gas central heating.

Externally, the property is accessed from an access lane that leads to a good size tarmac laid yard to the rear.

### Floor Areas

The property provides the following approximate gross internal floor areas.

Works area	259.94 sq.m (2800 sq.ft)
Ground floor offices/WCs/kitchen	72.77 sq.m ( 783 sq ft)
First floor offices	88.20 sq.m ( 949 sq ft)

### Services

The property is connected for mains services of water, gas and electricity (including 3 phase). The property drains into a septic tank.

### Rateable Value

From enquiries made on the VOA website we believe that the property has a rateable value as below;

£17,750 (2017 valuation list) subject to the uniform business rate in the £.

### Tenure

The properties will be offered on a new lease. A freehold sale will also be considered

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## Terms

The property is available on a new FRI lease for a period to be agreed at a commencing rental of £27,500 per annum.

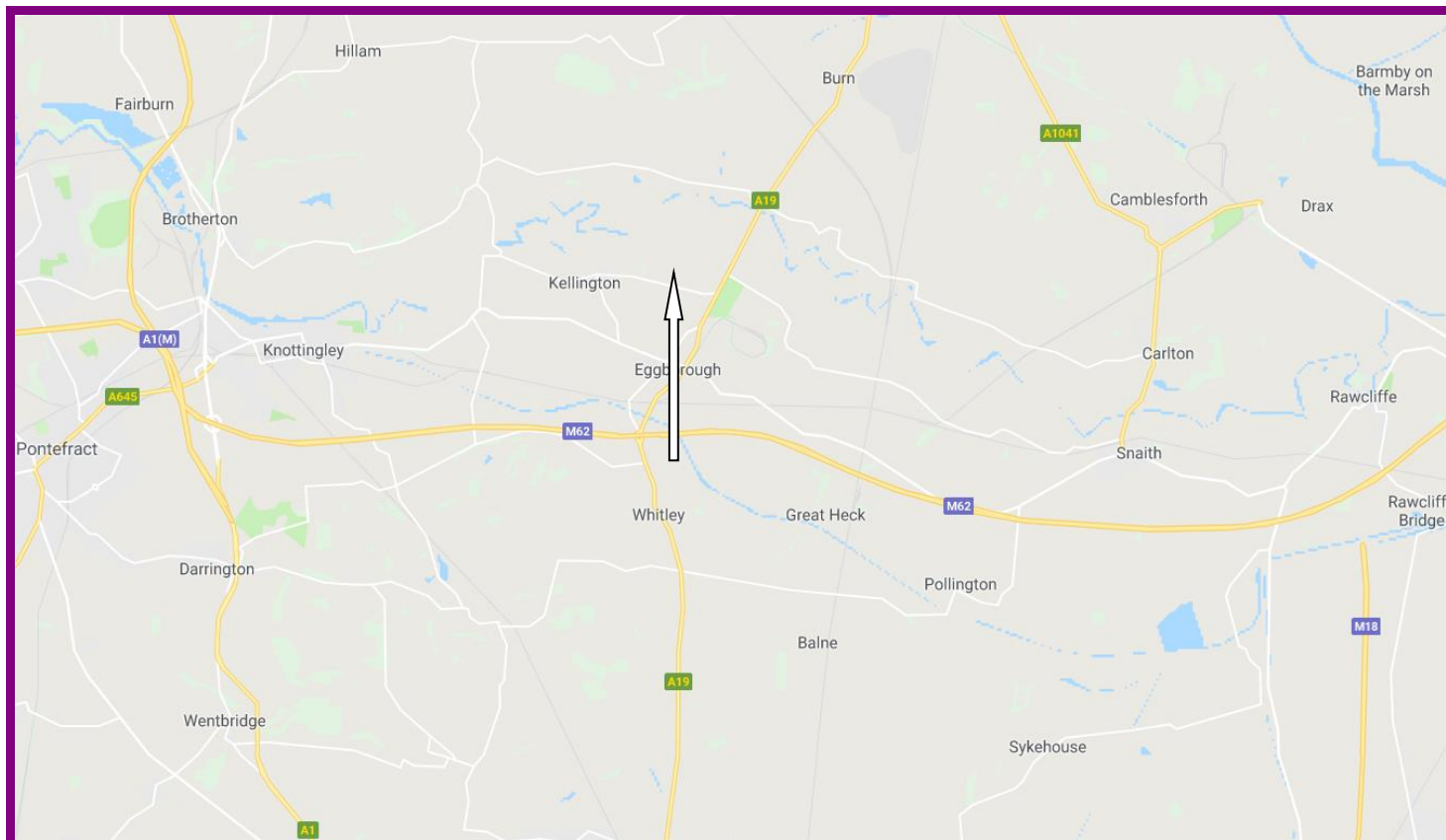
A sale of the property will be considered at a price of £295,000.

Rent and prices are subject to VAT

## Further Enquiries and viewings

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

Subject to Contract – 050819



MCBEATH PROPERTY CONSULTANCY LIMITED

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