

Unit 2, Gateway Trade Park SELBY BUSINESS PARK SELBY YO8 8GT



A superb scheme of 3 new business units offering excellent workspace for a range of businesses

- **ONLY 1 UNIT LEFT – Unit 2**
- **Single storey**
- **Highly accessible location**
- **Sought after Business Park position**
- **Ideal for trade counter use**
- **May suit retail/showroom (subject to planning)**
- **3 units on select development**

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

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

REGISTERED IN ENGLAND NO. 5491610

MPC

LOCATION

The property is located in a very prominent position, with direct frontage to the recently improved A1041 close to the junction with the new A63 Selby By-pass on the outskirts of the market town of Selby in North Yorkshire.

It is situated within Selby Business Park, an established business location and is positioned close to office and industrial developments and a hotel and conference facility. Notable neighbouring occupiers include a Lidl Supermarket, new petrol station and mini-mart, Costa drive-thru, Screwfix, Toolstation, MKM, Selby Auction Mart and YESSS Electrical. 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 with direct links to London, and bus service. The town benefits from good shopping and leisure facilities and offers a range of new and traditional housing.

DESCRIPTION

The subject development comprises just three recently built single storey commercial buildings which will be designed with maximum flexibility to allow a range of occupiers to take advantage of the superb facilities that will be provided. There is ample eaves height to allow the installation of a mezzanine floor.

The units are ideally suited to trade counter use and we believe they also lend themselves to retail/showroom use. It should be noted that this is an opinion only and interested parties must make their own enquiries with Selby District Council planning department.

FLOOR AREAS (GIA approx.)

Unit 1 421 sq m (4531 sq ft) *LET TO SCREWFIX*

Unit 2 152 sq m (1635 sq ft) TO LET

Unit 3 229 sq m (2465 sq ft) *LET to TOOLSTATION*

TERMS

The property will be made available to let on new Full Repairing and Insuring Leases for a period that is to be agreed. Rental figures on application.

SERVICES

The properties are connected to mains services including, electricity, water and drainage.

RATEABLE VALUE

Interested parties should make their own enquiries in this regard.

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EPC (Energy Performance Certificate)

The property has an EPC rating of C. Copy available on request.

FURTHER ENQUIRIES

Please direct all enquiries to the sole agents andrew@mcbeathproperty.co.uk,
07725 416002 or 01904 692929

Subject to contract – 010721



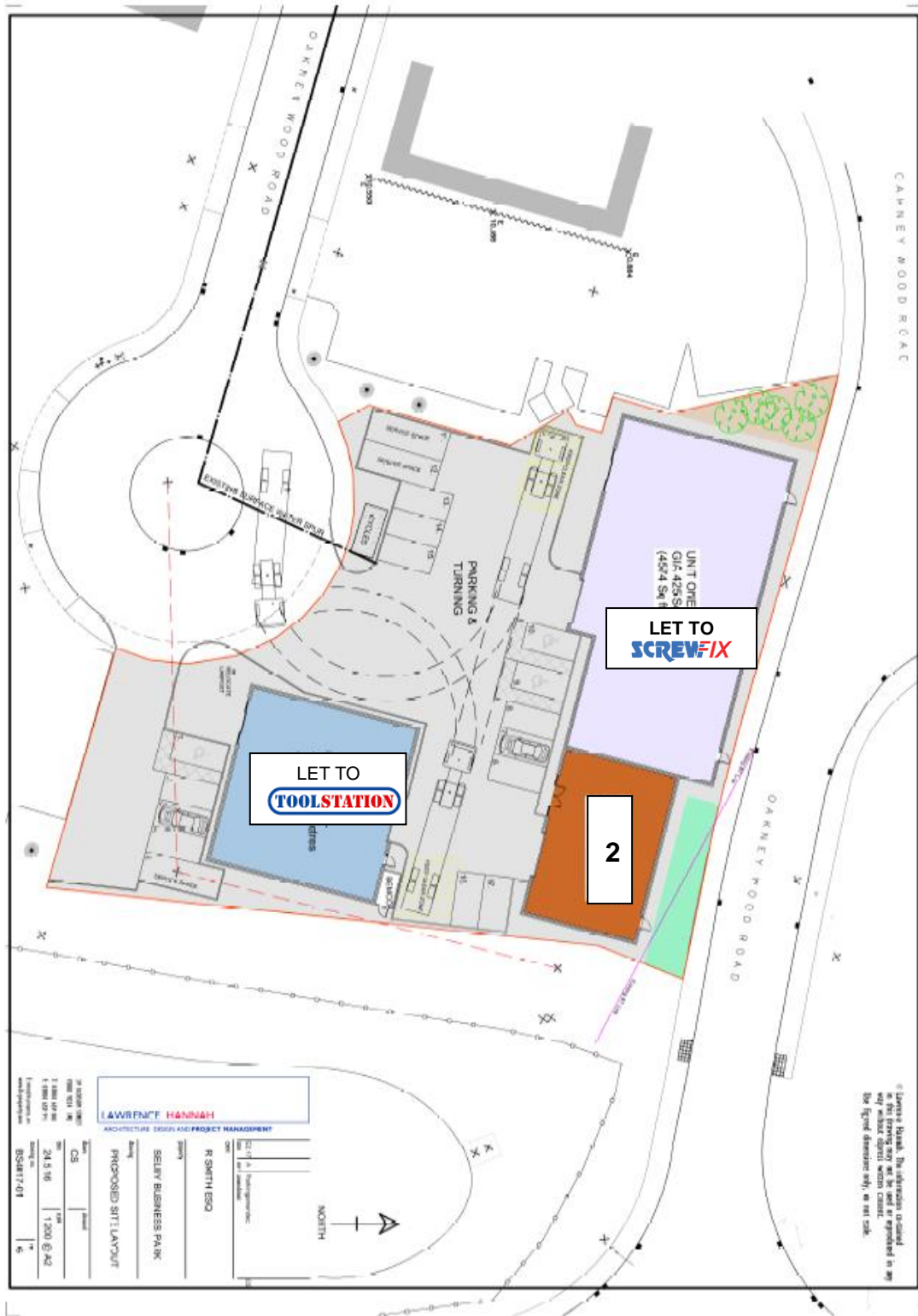
Unit 2 prior to previous letting

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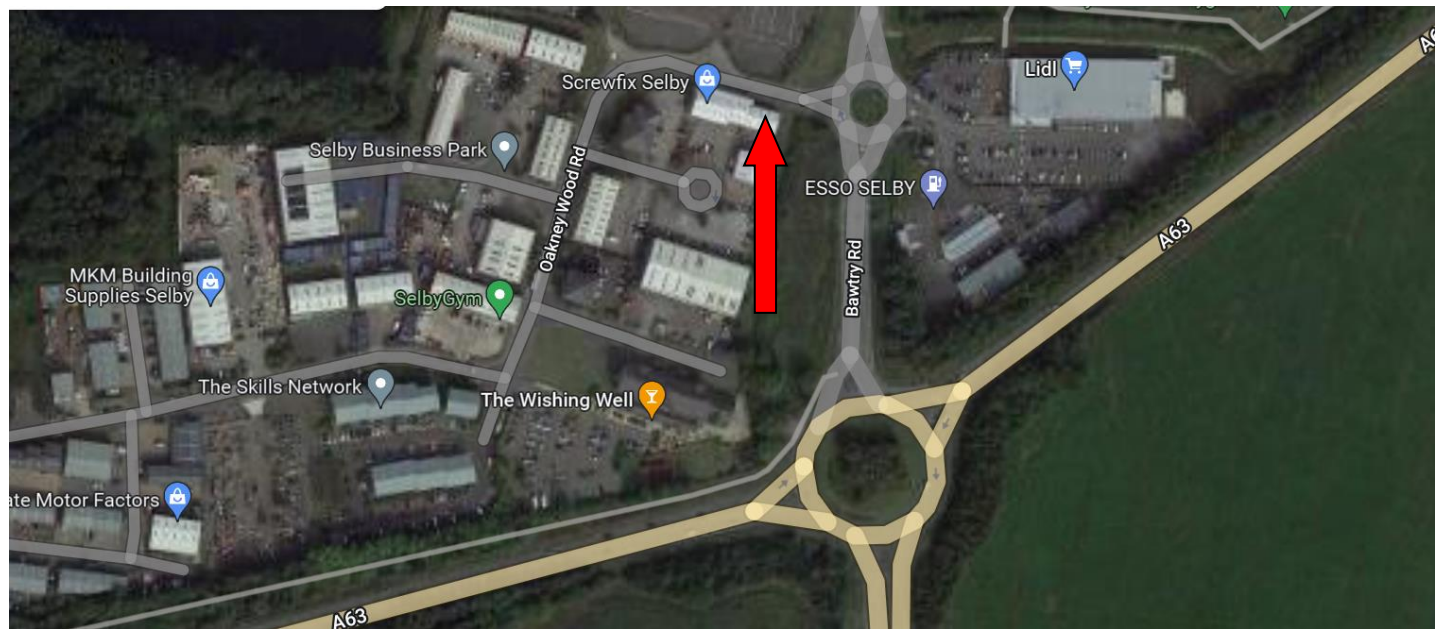
For indicative purposes only

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