

**7 Oakney Wood Avenue  
SELBY BUSINESS PARK  
North Yorkshire YO8 8FN**

**McBeath**  
Property Consultancy

**01904 692929**  
mcbeathproperty.co.uk



Original photo after construction

**A BUSINESS PROPERTY ON A MODERN DEVELOPMENT  
OF INDUSTRIAL UNITS,  
IDEAL FOR SMALL AND MEDIUM SIZE BUSINESSES**

**165 sq.m (1,775 sq.ft.) GIA**

Plus mezz 28.47 sq.m

- Established and popular business location
- Adjacent to A63 Selby By-pass
- Expanding business location
- Close to retail park and amenities
- Easy access to town centre

**TO LET**

### Location

The property is located in a well established business position on Selby Business Park, which is overlooked by the 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 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. The infrastructure and amenity at the Business Park has improved in recent years, with a supermarket, petrol and service station, food and drink outlets, all easily accessed thanks to a new roundabout.

### 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 W.C. (DDA compliant) and a kitchenette/tea point.

The property has a mezzanine floor providing additional storage at one end of the building, there is a roller shutter loading door. Externally, the unit has parking and a shared service yard to the front with a rear enclosed yard.

### Floor Areas

The unit has an internal floor area of approximately 165 sq.m (1775 sq.ft.) plus 28.47 sq m (306 sq ft) mezzanine storage.

### Services

The property is connected for mains electricity, water and drainage.

### Rateable Value

The property has a rateable value of £8500 (2023 List subject to the uniform business rate).

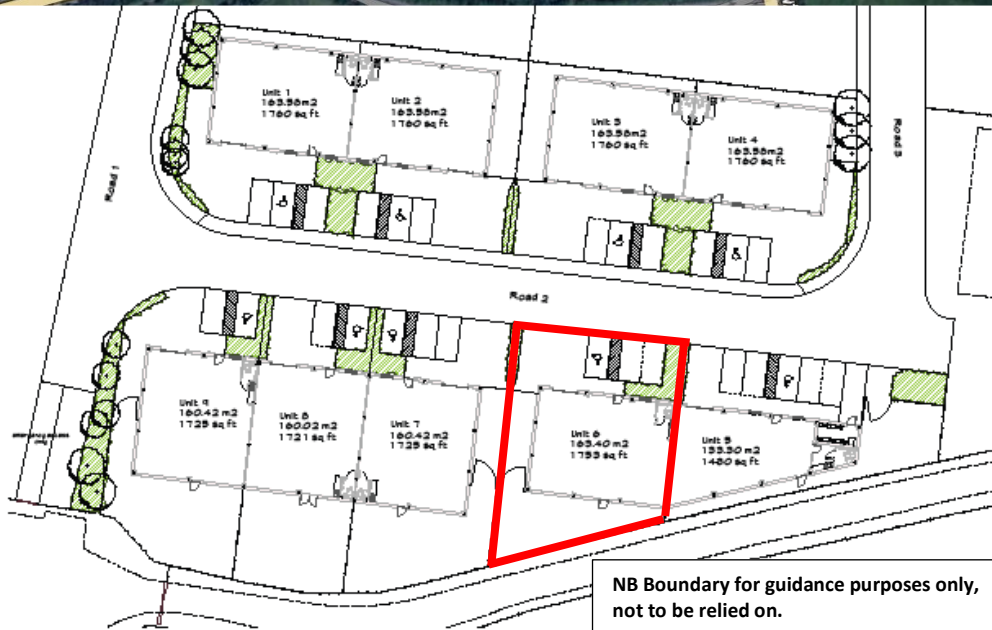
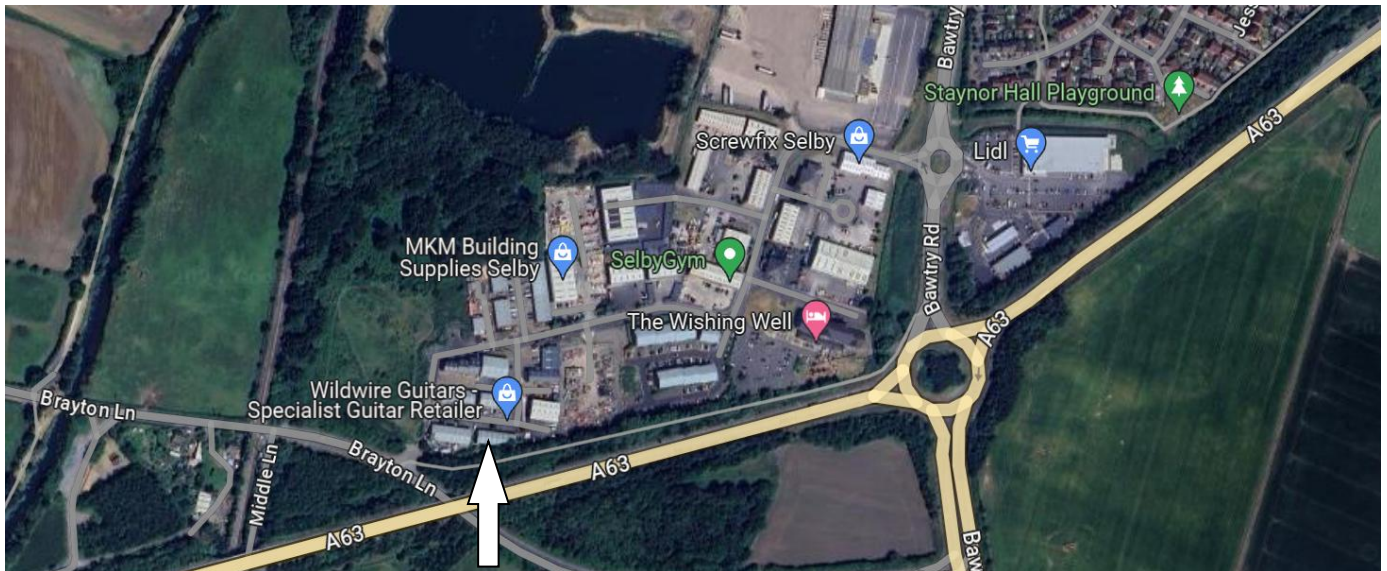
### Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £19,750 per annum plus VAT.

### Further Enquiries

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

Subject to Contract – 250325



**NB Boundary for guidance purposes only, not to be relied on.**

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