

# Barlby, nr York

York  
YO8 5LE

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk

**DRAFT**



## NEW BUSINESS UNITS

- Highly accessible location on A163 close to A19
- Well positioned for access to York, Selby, M62
- Commercial workspace and stores
- Functional specification
- Bespoke upgrades available subject to terms
- Versatile units suitable for various uses
- Investment potential

# FOR SALE

## LOCATION

The development is situated on Market Weighton Road which forms part of the A163 close to the junction with the main A19 arterial road that connects York to Selby and the M62. York city centre is approximately 12 miles to the north and the attractive village of Barlby is nearby.

The villages to the south of York are sought after for residential property and have a thriving business environment thanks to popular and well-established business parks, for example at Escrick, Selby and Riccall.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

## DESCRIPTION

The developments will comprise new build units of framed construction with an even pitched roof. The roof and elevations will be clad with sheeting.

The internal floor will be concrete laid and the units will have a roller shutter loading door.

The units are designed to provide a simple and cost-effective solution to purchasers looking for functional new build work and storage space.

Our client is happy to discuss individual additional fit out requirements; for example windows, kitchen W.C. insulation, mezzanine floor.

## SERVICES

All units will be provided with a 3-phase electrical supply. The units will include a WC.

## FLOOR AREAS (approx. to GIA unless otherwise specified, indicative only)

A range of sizes can be provided.

**Building type 1** will each provide a gross internal floor area of 182 sq m. (1960 sq ft).

The units can be split to provide 91 sq m (980 sq ft).

**Building type 2** will each provide a gross internal floor area of 60.41 sq m. (650 sq ft).

## RATEABLE VALUE

The units will be separately assessed for business rates purposes. Purchasers may benefit from small business rates relief but must make their own enquiries in this regard.

## EPC

An EPC will be provided if and as appropriate.



## PRICING

Building type 1 large               £179,000

Building type 1 small             £99,500

Building type 2                   £81,500

## VAT

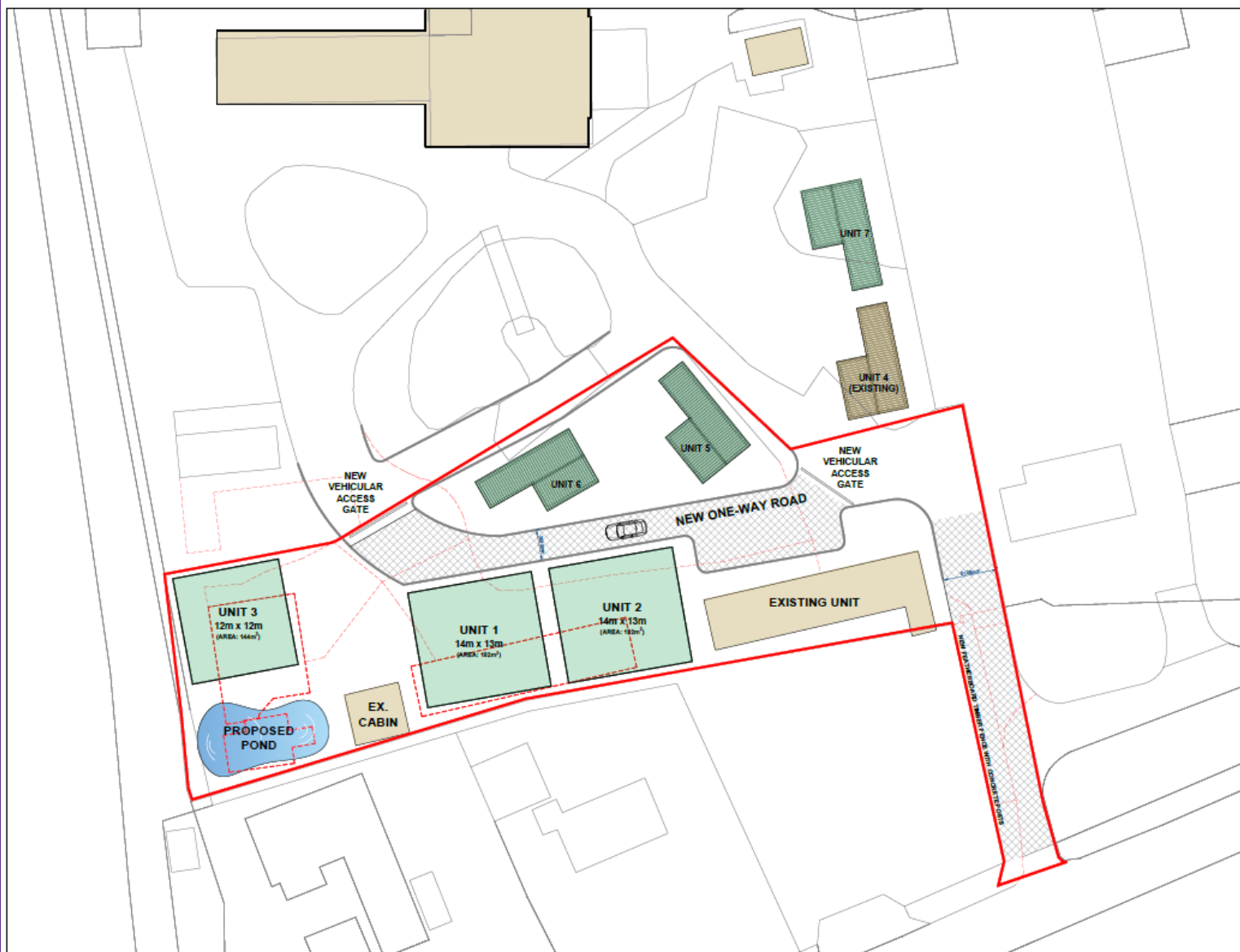
Interested parties must take their own enquiries in this regard.

## VIEWING

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy  
[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929

## Location Map





DRAFT Site Plan  
Scale 1:200



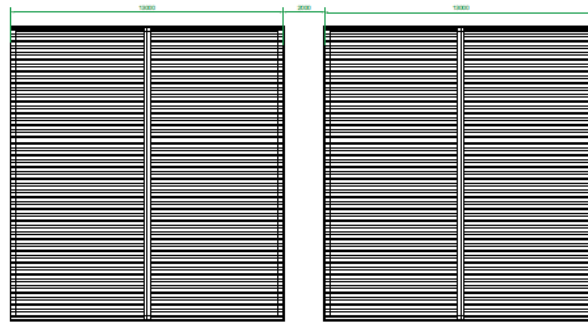
Areas marked ----- denotes removal

Structures in brown denote existing

Structures in green denote proposed

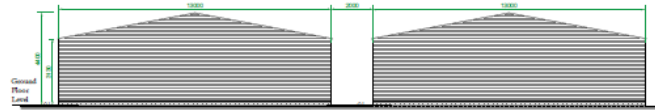
Plans for Indicative Purposes only – Not to Scale

**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.



Proposed Roof Plan  
STEEL FABRICATION

Proposed Roof Plan  
ASSEMBLY SHOP



Proposed South (rear) Elevation  
ASSEMBLY SHOP

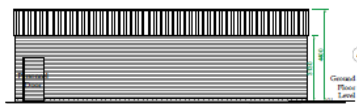
Proposed South (rear) Elevation  
STEEL FABRICATION



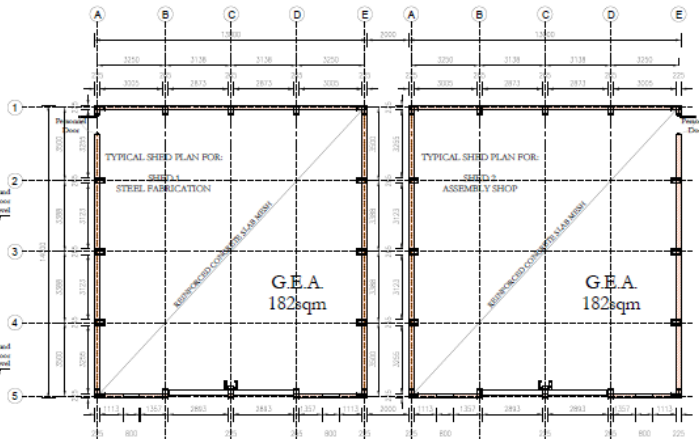
Style of Shed for illustrative purposes only



West (Side) Elevation As Proposed  
STEEL FABRICATION



East (Side) Elevation As Proposed  
STEEL FABRICATION

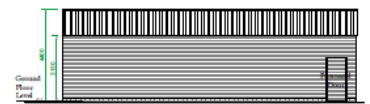


Proposed Ground Floor Plan  
STEEL FABRICATION

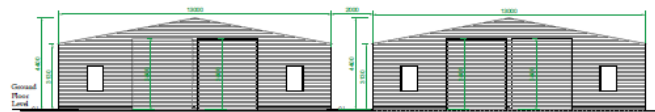
Proposed Ground Floor Plan  
ASSEMBLY SHOP



East (Side) Elevation As Proposed  
ASSEMBLY SHOP



West (Side) Elevation As Proposed  
ASSEMBLY SHOP



Proposed North Elevation  
STEEL FABRICATION

Proposed North Elevation  
ASSEMBLY SHOP

Proposed Plans and Elevations Scale 1:100