

UNIT D1 SELBY ENERGY PARK, YO8 6EG

1,975 SQ FT INDUSTRIAL UNIT TO LET

STAPLETON WATERHOUSE

Location

Selby Energy Park occupies a highly strategic position in North Yorkshire, approximately 3 miles north of Selby town centre and 9 miles south of York. Situated adjacent to the A19 and the A163 Market Weighton Road, the site benefits from excellent connectivity to the region's principal transport networks, including the A64, A1(M) and M62 motorway corridors.

Description

The subject property provides a standalone industrial unit of steel frame construction with part block and profile sheet clad walls under a profile sheet clad mono-pitched roof.

Internally the unit is accessed via a small office with kitchenette which in turn gives access to the main industrial/warehouse space which provides a concrete floor, LED lighting, an eaves height of 6.5m with a ground level roller shutter loading door with clear height of 4.5m. The property also benefits from the provision of a 10 tonne overhead crane.

Externally, the unit has the benefit of hardstanding to the side and rear giving a site area totalling 0.3 acres.

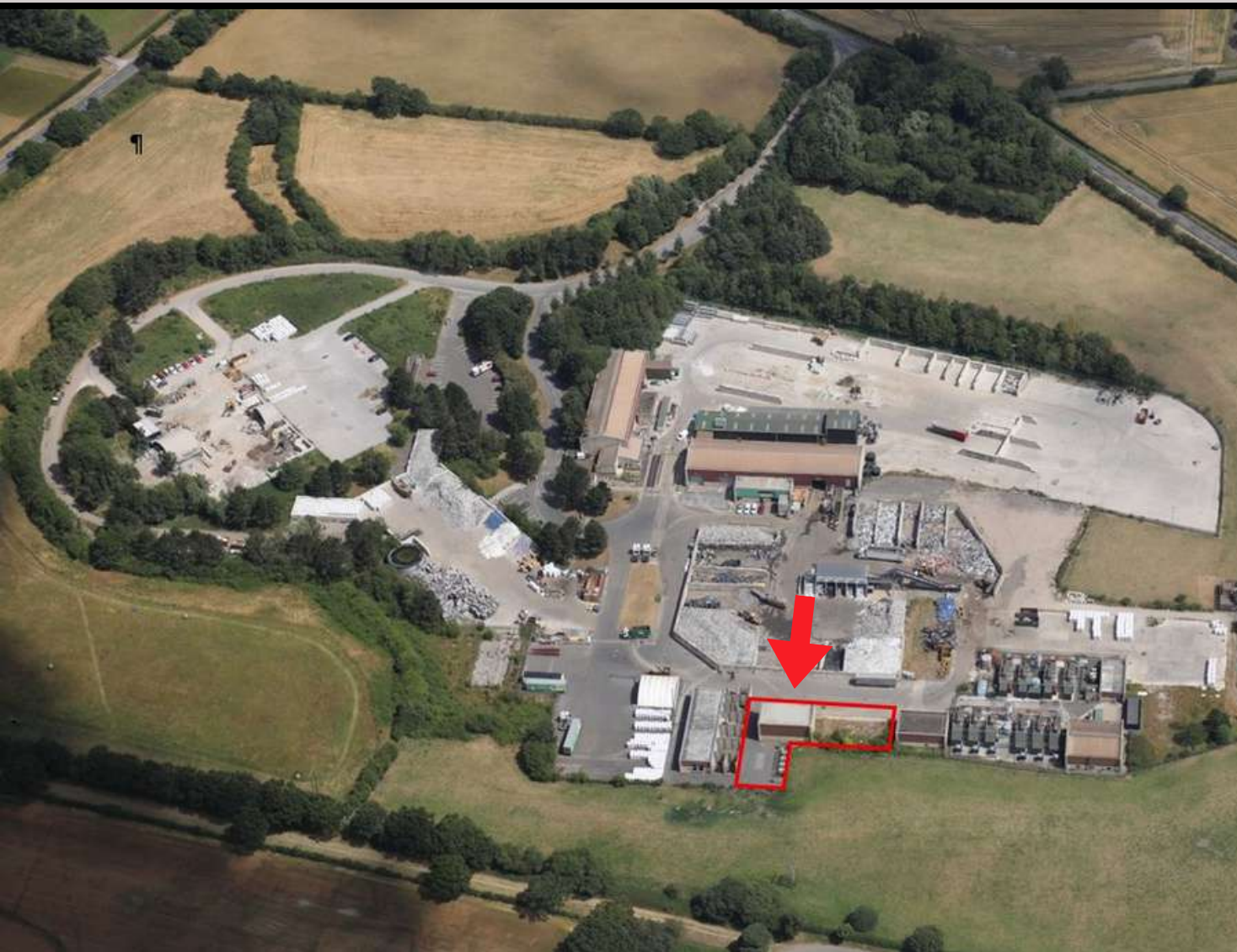


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Accommodation

The property has been measured in accordance with the RICS Standard Code of Measuring Practice and we calculate the following gross internal floor area:

1,975 sq ft

Services

The property benefits from 3 phase electricity, water and drainage.

EPC

The property is 80 D rated. A copy of the EPC is available upon request.

Rent

£15,000 per annum exclusive

Service Charge

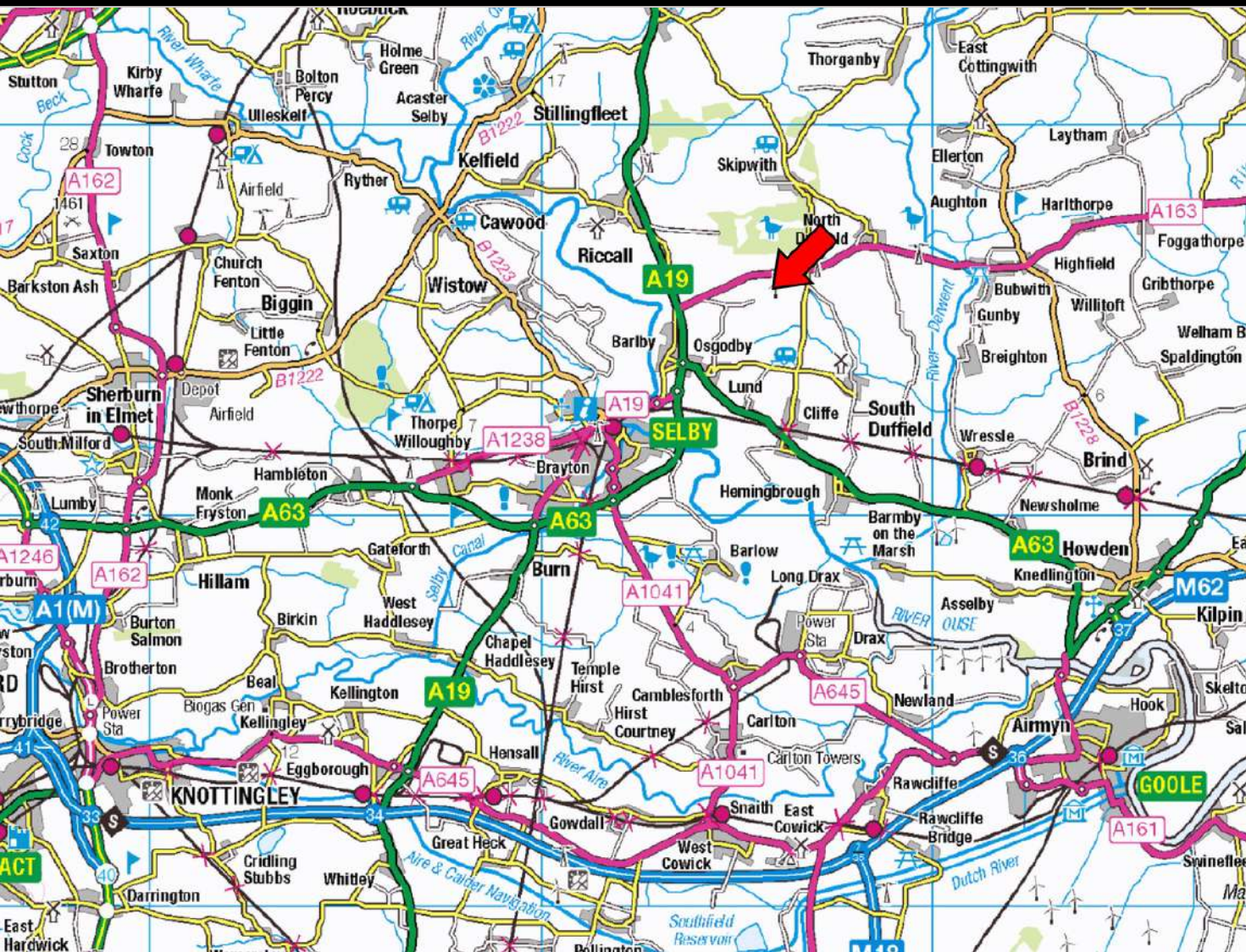
A site service charge is applicable for the upkeep and maintenance of the estate communal areas.

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Term

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rates

We understand that the unit is assessed for rating purposes as follows:

Rateable Value:	£8,600
Rates Payable:	£3,715

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

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RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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