



# INDUSTRIAL OPEN STORAGE TO LET 0.3-5 ACRES

SELBY ENERGY PARK,  
YO8 6EG

STAPLETON  
WATERHOUSE

## SELBY ENERGY PARK, YO8 6EG

### DESCRIPTION

**Selby Energy Park is a substantial industrial and energy-focused estate extending to approximately 59 acres, originally developed in the 1970s as part of the wider Selby Coalfield mining complex.**

The site offers a unique combination of established infrastructure, extensive open storage provision and future development opportunities.

Existing storage areas extend to approximately 567,587 sq ft (13 acres), comprising predominantly hardstanding surfaces with a mixture of concrete and tarmac finishes.

Selby Energy Park is able to offer a range of industrial open storage sites to suit requirements with the following benefits:

- Unlimited 24 hour access
- Secure self-contained plots
- 3 phase electricity - The site as a whole has a significant power supply, currently 2MW
- Water supply
- Existing tenants with waste management licences



## IMMEDIATE AVAILABILITY

**PLOT 1** - Extending to approximately 4.7 acres with a 21,323 sq ft industrial unit the plot benefits from the provision of fenced concrete hardstanding.

## FUTURE AVAILABILITY OF STORAGE PLOTS

A further five consented storage plots, totalling approximately 116,250 sq ft (2.67 acres), providing opportunities for bespoke occupier requirements.

The sites can be resurfaced to suit occupiers specification requirements.

Boundary for identification purposes only.



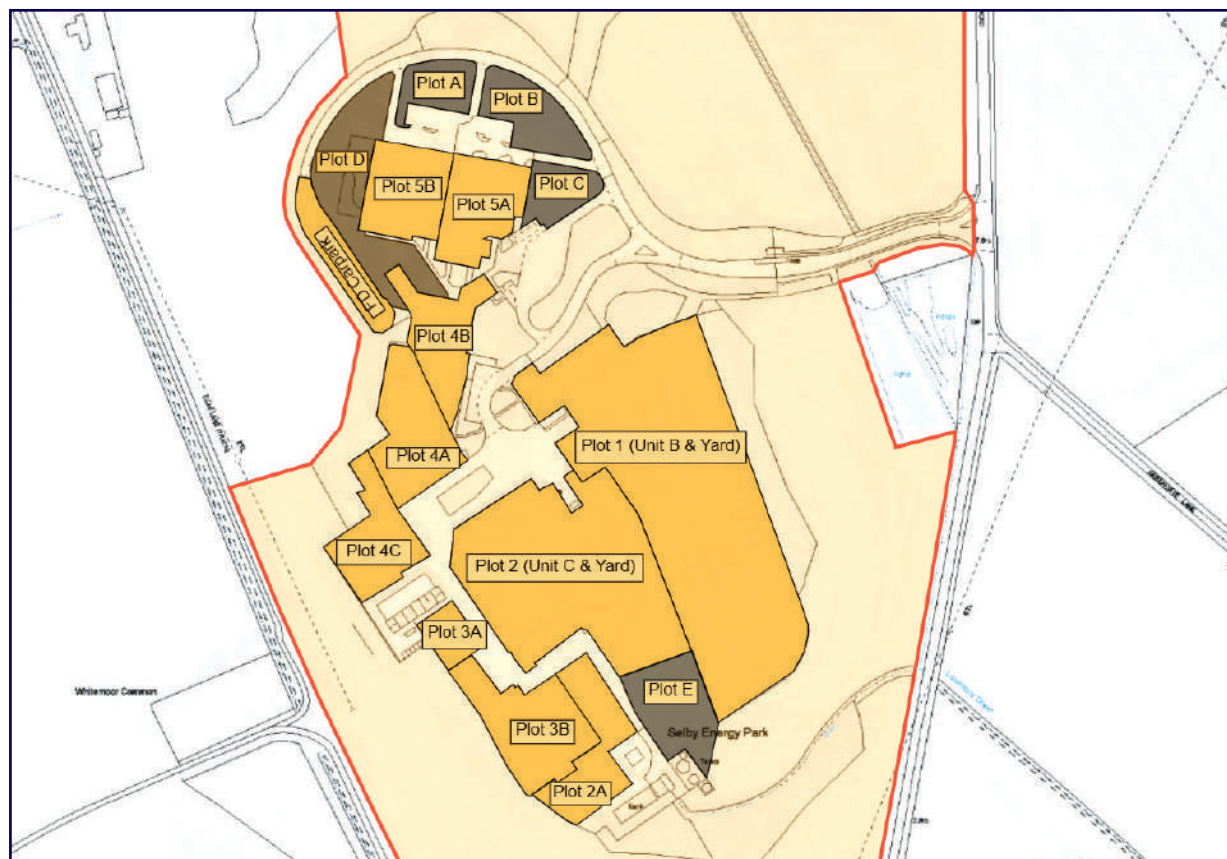
## PLOT AVAILABILITY

| PLOT   | SQ FT  | ACRES |
|--------|--------|-------|
| Plot A | 13,046 | 0.3   |
| Plot B | 22,163 | 0.51  |
| Plot C | 13,939 | 0.32  |
| Plot D | 41,689 | 0.96  |
| Plot E | 25,414 | 0.58  |

Further sites of up to 5 acres can also be accommodated.

**Rent on application.**

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## 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.

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## SURFACING

Typically providing concrete and/or hard surfacing.

## WASTE MANAGEMENT LICENCE

A number of existing tenants benefit from having Waste Management Licences.

## CONNECTIVITY & ACCESS

Easy and convenient vehicular and HGV access.

## POWER

Significant on-site power supply - currently 2MW.

## VAT

All costs exclusive of VAT.

## LEGAL COSTS

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



## FURTHER INFORMATION



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