

On the instructions of BDS Building Limited

**Oakney Wood Business Units**  
at  
**SELBY BUSINESS PARK**  
North Yorkshire



Photo of property built by BDS in Norton

**A SUPERB NEW DEVELOPMENT OF INDUSTRIAL UNITS FOR  
SMALL AND MEDIUM SIZE BUSINESSES AND INVESTORS**

**Sizes from 75 – 153 sq.m (814-1653 sq.ft.) GIA**

Please note larger sizes can be catered for by way of combination of adjoining units

- Adjacent to new office development and hotel
- Adjacent to A63 Selby By-pass
- Established and expanding business location
- Easy access to town centre

**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.

### Location

The property is located in a very prominent position, overlooked by the new A63 Selby By-pass on the outskirts of the market town of Selby in North Yorkshire.

The scheme is situated within an established business location and is positioned alongside a new office development and a new 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.

### Description

The development comprises 5 new-build single storey units, which will be constructed of traditional cavity brick and double skin insulated sheet construction with concrete floor and an even pitched sheet clad roof.

Internally, the properties will be provided with an open plan lay-out and will include a W.C. (DDA compliant) and a kitchenette/tea point.

Each property will have a roller shutter loading door. Externally, the units will have parking and a shared service yard.

### Floor Areas

Individual units of between 75 – 153 sq.m (814-1653 sq.ft.) GIA can be provided. However, it should be noted that the design of the site means that much larger requirements can be accommodated,

### Rateable Value

The properties are yet to be assessed for rating purposes.

### Tenure

The properties will be offered on a freehold basis.

### Prices

Small units £75,000

Large units £135,000 and £130,000

Please contact the agents for pricing details of larger units.

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Further Enquiries

Please contact the Sole Agents, MPC Limited, tel. 01904 692929 or 07725 416002.

Subject to Contract – September 2011

A19 to YORK



**Oakney Wood Units**

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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**MPC**