



transforming business

The perfect environment for business to develop

High Quality Office accommodation
in self-contained buildings with generous parking
and built to a high environmental standard.

Buildings from 1,414 sq.ft (131 sq.m)
to 12,475 sq.ft (1,159 sq.m)

for sale / to let

abbey
court



transforming business

Selby Business Park
Selby YO8 8LZ



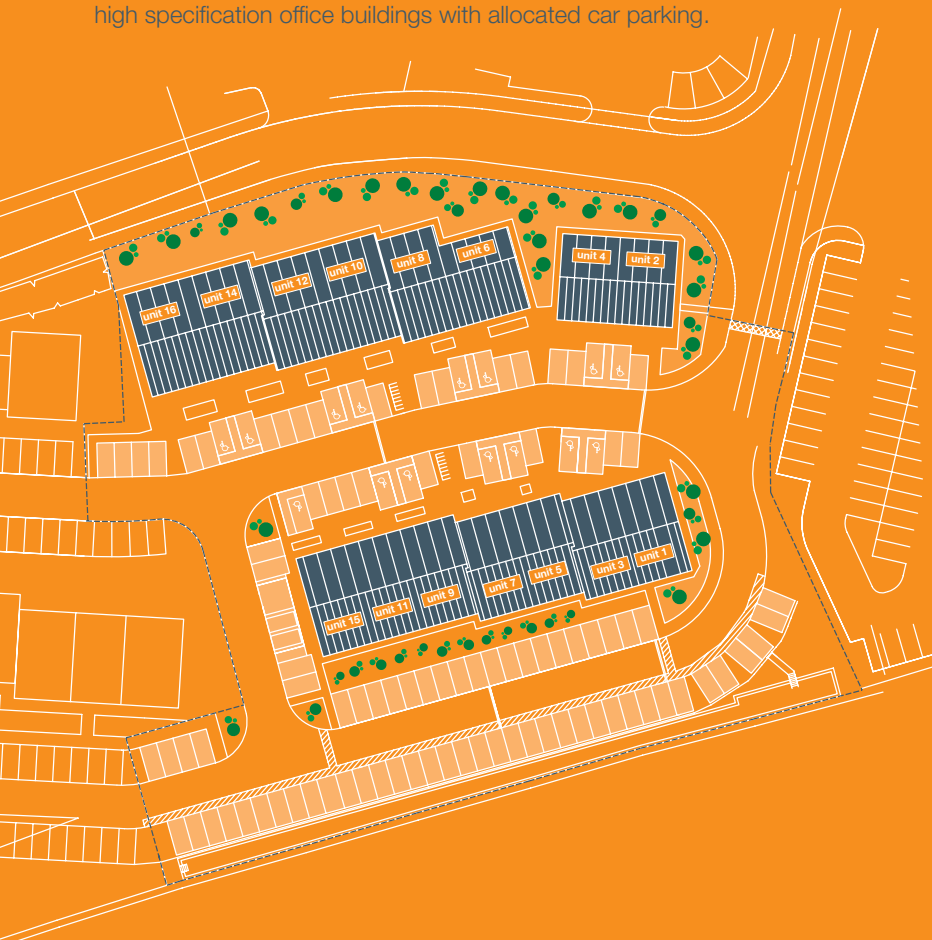
Specification

Each building includes the following:

- Suspended ceilings featuring a plugged recessed lighting system
- Independent gas fired heating system
- Solar control glazing
- Individual male/female/disabled toilet facilities and shower
- Allocated car parking provision
- BREEAM rating: Excellent with high insulation and low CO₂
- EPC rating: B
- Fitted kitchenette to both ground and first floor
- Fully carpeted throughout
- High quality detailing finished in oak
- Each building is covered by NACOSS approved Grade 2 alarm system, with remote monitoring facility. Site entrance and alarm systems are CCTV monitored, with broadcast facility on alarm activation. The scheme has been designed with the Police and has achieved Secure by Design accreditation.
- The estate in environmentally themed with high quality landscaping, sustainable urban drainage system, covered cycle shelters and a locked bin store with a grass roof

Site plan

Abbey Court is a high quality development comprising fifteen new, high specification office buildings with allocated car parking.



Accommodation

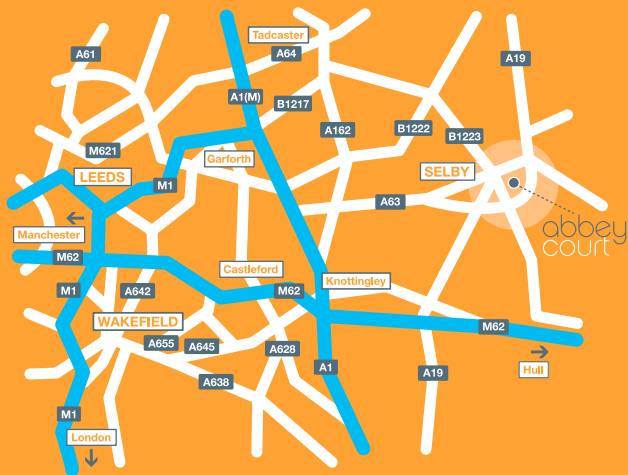
Building	(Sq ft)	(Sq m)	Car Parking
1	1,667	154.95	7
2	1,415	131.50	5
3	1,613	149.90	6
4	1,414	131.40	5
5	1,662	154.46	6
6	1,861	172.95	7
7	1,666	154.83	6
8	1,940	180.29	8
9	1,600	148.69	6
10	2,414	224.34	10
11	1,640	151.48	6
12	1,944	180.66	8
14	1,867	173.51	7
15	1,688	156.88	7
16	2,449	227.61	10

All areas are approximate and measured on a net internal basis.

a development by:



PRIORITY SITES



Location

Abbey Court is located at Selby Business Park, fronting the new A63 Selby bypass which provides excellent transportation links to both York and Leeds and is 7 miles north of Junction 34 of the M62.

Selby Business Park is a well established commercial location of twenty five acres offering a 60 bed hotel with restaurant and conference facilities adjacent to Abbey Court. There are also crèche facilities available on the Park.

Three Lakes Retail Park is within half a mile with facilities such as a gym, restaurants, food and non food retail available.

Terms & availability

The buildings are available for sale by way of a 999 year ground lease (virtual freehold) or to let for a term of years to be agreed on a full repairing and insuring basis.

All prices, rents and service charges will be subject to VAT at the standard rate.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Service Charge

A service charge will be levied towards the upkeep of the common areas.

Viewing

Strictly by prior appointment with the joint agents:



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In partnership with:



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