

KILN PARK  
Allerton Bywater  
West Yorkshire WF10 2AT



**A BRAND NEW DEVELOPMENT OF  
12 RETAIL & INDUSTRIAL UNITS**

- Part of a major new mixed use development initiative
- Adjacent to A63 Selby By-pass
- Superb road and public transport links
- Versatile space to suit wide range of businesses
- **SIPP** friendly for pension

**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.

**LAST 2 UNITS FOR SALE**

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

## Location

The development is located in a very accessible position, close to the A656 and A642 roads that provide direct connections to the A1(M) and M62, a few minutes drive only. Consequently bus links are very good as well. The A656 also provides quick access to the extensive facilities of Castleford, just 2 miles south. Strategically the development is one of the best connected commercial schemes in the northern region.

Kiln Park is the commercial phase of Allerton Bywater Millenium Village, a pioneering regeneration project that has created a vibrant new community with a large number of new homes, new premises for businesses, retailer and leisure operators; all of which are generating significant new job opportunities



## Description

We have the last remaining industrial unit and the last retail/office unit available at this superb development, which was constructed in 2016 and has been designed to combine natural rustic materials in a modern contemporary style located at this major regeneration site. Kiln Park is designed to appeal to both business owner occupiers and private investors.

Each unit includes the following:

- > Modern specification and build
- > Minimum 3 metres eaves height
- > Electrically operated and insulated sectional overhead doors
- > Smooth finish structural concrete floor (30KN/m2)
- > Single or three phase electric supply
- > Disabled toilet with heating and motion sensor LED lighting
- > Kitchenette's facility
- > Most suitable for Self-Invested Personal Pension plans (SIPP's).

7 of the industrial units have been sold to a range of enterprising local businesses.

The remaining retail unit has excellent frontage onto Park Lane and will lend itself to shop, office, restaurant/cafe or showroom uses. The largest retail unit is let to one of the UK's best known convenience stores and the 2 smaller units are combined to provide a childrens activity and play centre.

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### **Floor Areas**

Retail Unit 1b – 112 sqm (1205 sqft)

Industrial Unit 10 – 285 sqm (3067 sqft)

### **Rateable Value**

The properties are yet to be assessed for rating purposes.

### **Tenure**

The properties will be offered on a freehold basis. Leases may also be considered.

### **Prices**

Retail £210,000 plus VAT

Industrial £330,000 plus VAT

### **Further Enquiries**

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

Subject to Contract – rev241116



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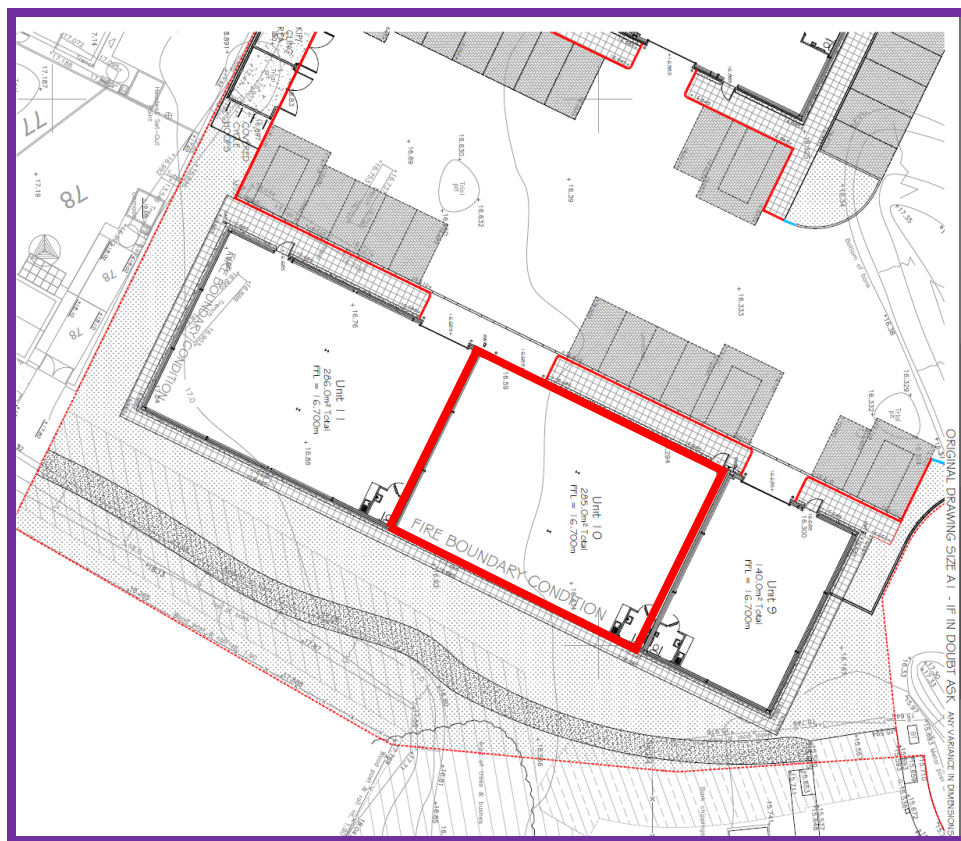
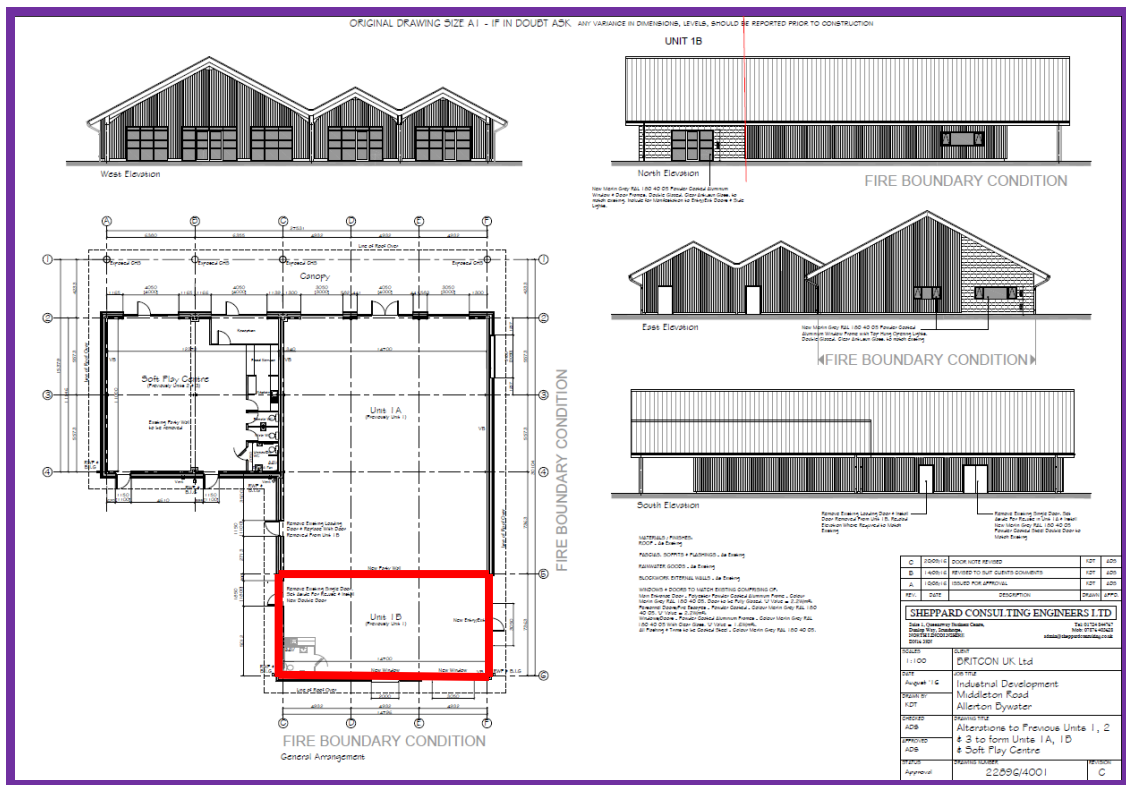
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

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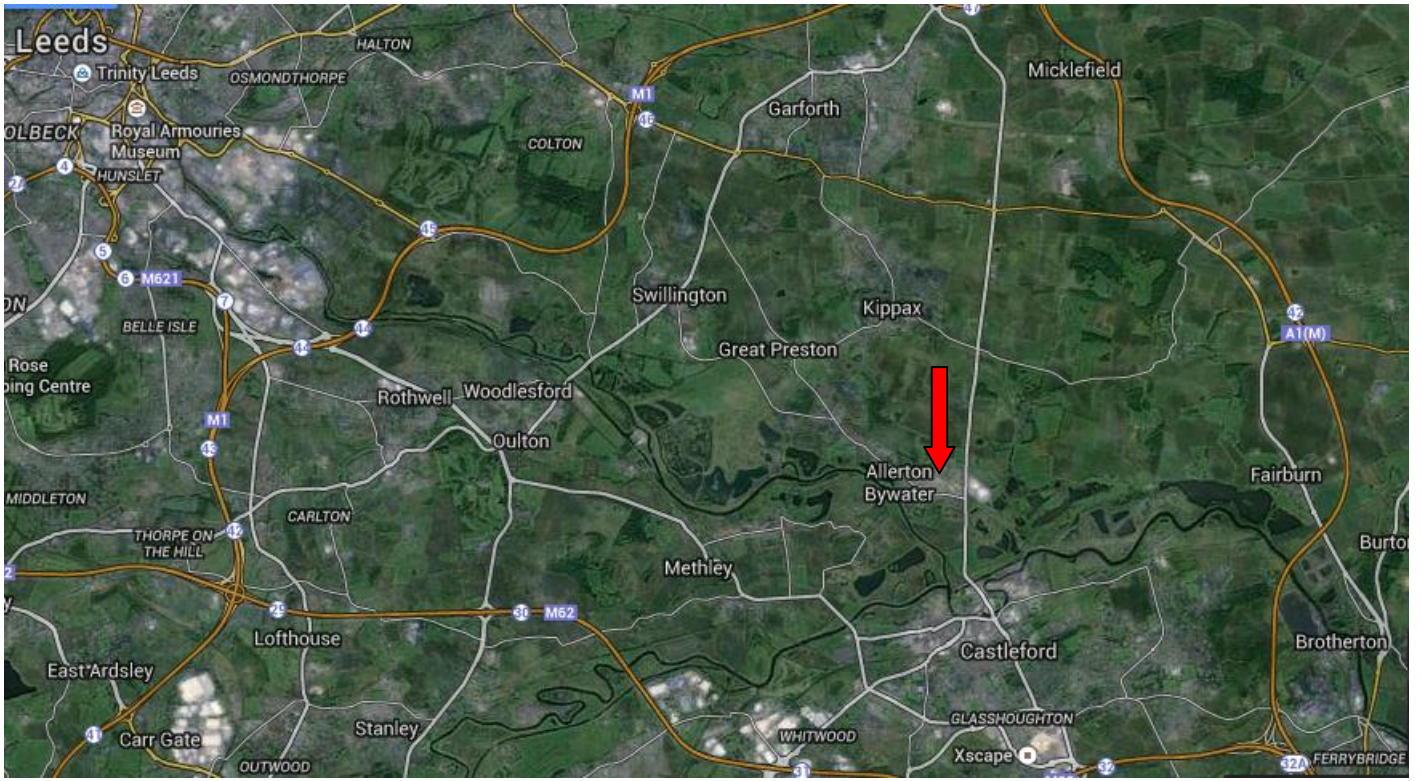


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