



## Ground Floor, 1 Abbey Court, Selby Business Park, Selby £1,600 PCM

Ground floor office suite extending to 78.66 sq.m / 847 sq.ft (NIA)

3 designated parking spaces.

Located within the well-established Selby Business Park.

Situated adjacent to the Selby by-pass (A63). Circa 1 mile south Selby town centre.



## DESCRIPTION

A ground floor office suite totaling 78.66 sq.m / 847 sq.ft (NIA) located within a modern two storey end terraced office building. The office benefits from a bright and well-lit entrance hall, accessible toilet and two good size offices suites with central heating, suspended ceilings and built in kitchenette/break-out area. The property has the exclusive use of 3 car parking spaces.

The first floor office suite is also available.



## LOCATION

The property is located on Selby Business Park, which forms an estate of office and industrial units. More specifically, Abbey Court is a modern development of two storey offices located to the south of the business park

The business park is conveniently located just off the Selby By-Pass (A63), being circa 1 mile south of Selby town centre. The A63 provides good connectivity to the A1(M) to the west and M62 to the east.



## SERVICES

The property benefits from all mains services.

## TERMS

The property is available on a new three year lease at £1,600 pcm on an all inclusive basis, save business rates and telecoms/internet. The tenant will be required to lodge a 3 month rent bond with the landlord.

## LOCAL AUTHORITY

North Yorkshire Council.

## RATEABLE VALUE

£20,000 (Ground and First Floor - requires splitting)

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 74. A full copy of the certificate is available upon request.

## LEGAL COSTS

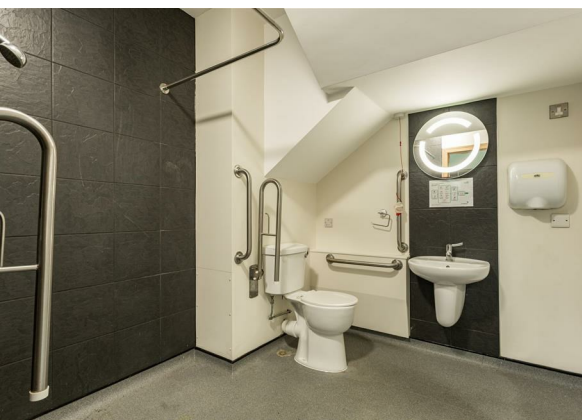
Each party is to be responsible for their own costs incurred in connection with the letting.

## VIEWINGS

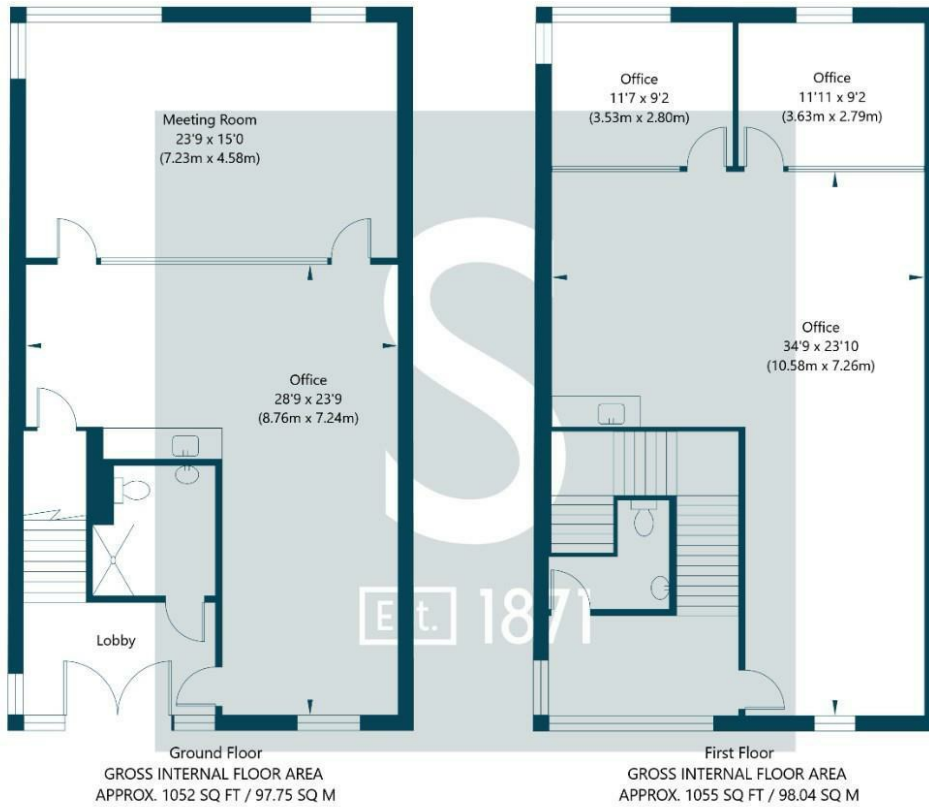
Contact Stephensons Estate Agents (Commercial & Development) - 01904 625 533

## VALUE ADDED TAX

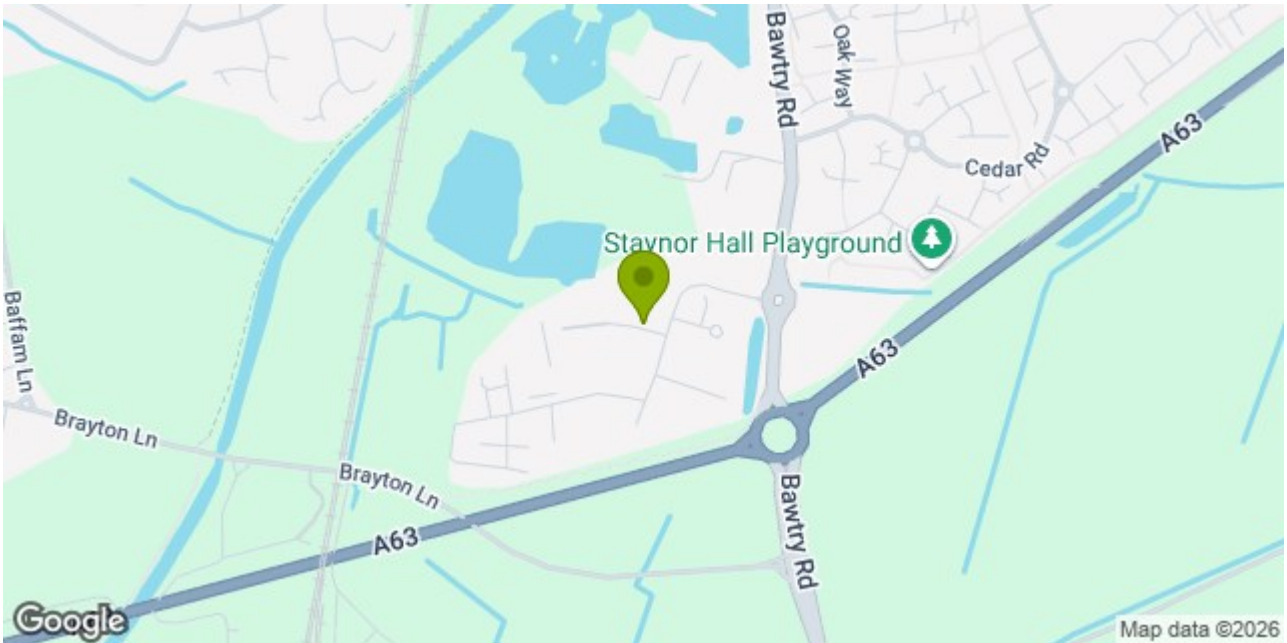
All figures quoted are exclusive of VAT.



Unit 1, Abbey Court, Benedict Drive, Selby Business Park, Selby, YO8 8RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2107 SQ FT / 195.79 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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