



3 Abbey Court, Selby Business Park, Selby £25,000 Per Annum

Two storey modern office building of 150.22 sq.m (1,617 sq.ft) NIA

6 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 modern two storey terraced office building totalling 150.22 sq.m (1,617 sq.ft). This self-contained 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. The property has the exclusive use of 6 car parking spaces.

The adjacent building (Unit 1) is also available by way of separate negotiation.



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 full repairing and insuring lease on a term to be agreed. The tenant will be required to lodge a 3 month rent bond with the landlord.

The tenant will be responsible for the "Estate Service Charge" for the maintenance of the roads, footways, parking areas, estate landscaping, lighting etc.



LOCAL AUTHORITY

North Yorkshire Council.

RATEABLE VALUE

Ground Floor: £8,900

First Floor: £9,000

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 60. 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.

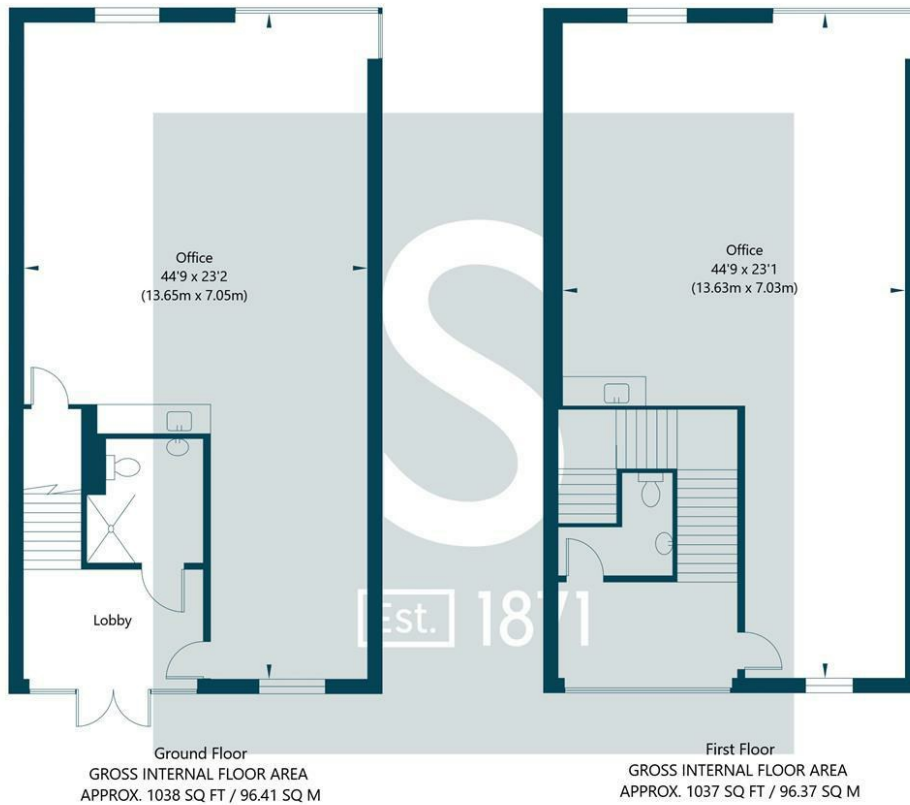
VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

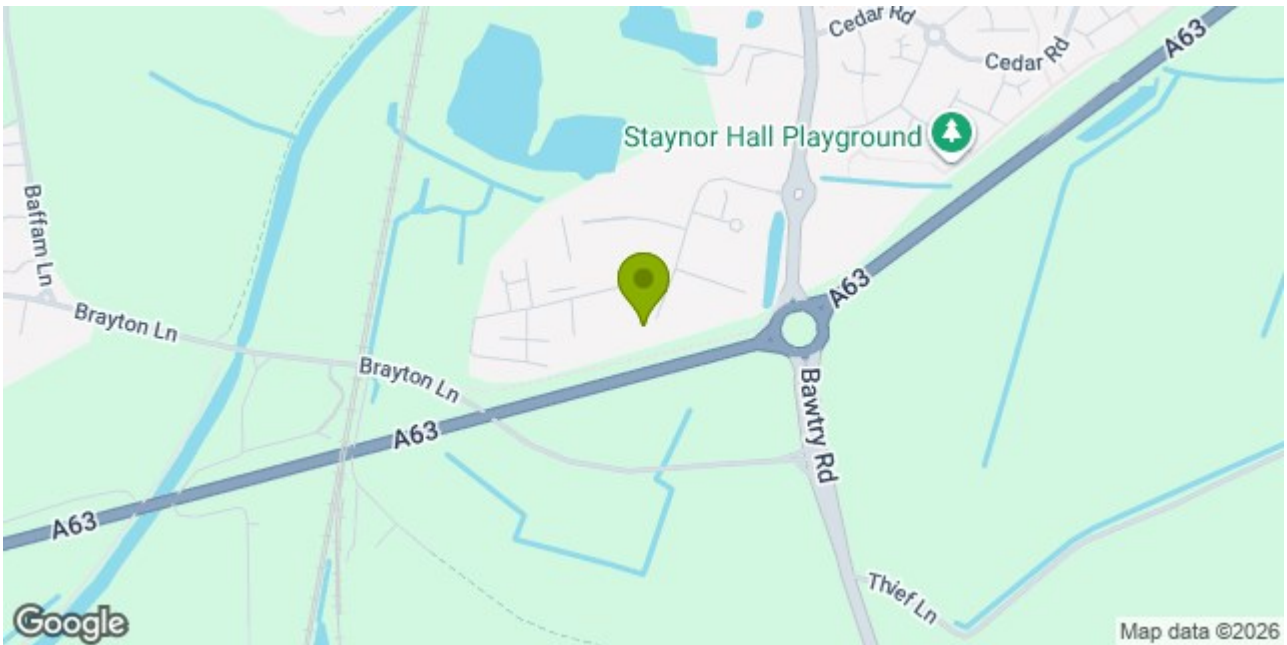
VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Unit 3 Abbey Court, Selby Business Park, York, YO8 8RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2075 SQ FT / 192.78 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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