

## 1 Abbey Court, Selby Business Park, Selby £22,000 Per Annum

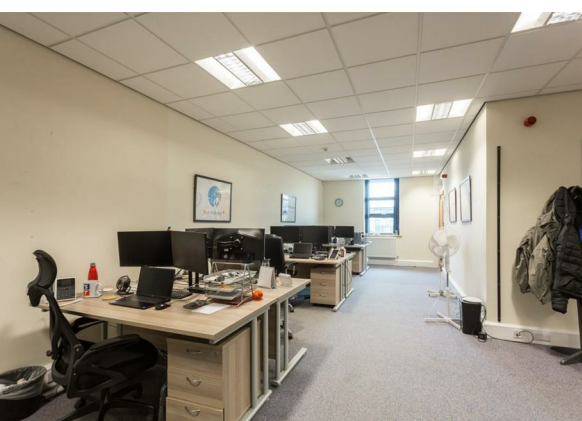
Two storey modern office building of 156.70 sq.m/1,687 sq.ft (NIA)

5 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 end terraced office building totalling 156.70 sq.m (1,687 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/break-out areas. The property has the exclusive use of 5 car parking spaces.

## 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. We understand that this amounts to circa £75 per quarter.

A sale of the long-leasehold interest would be considered at a price to be agreed.

## LOCAL AUTHORITY

North Yorkshire Council.

## RATEABLE VALUE

£20,000

## 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.

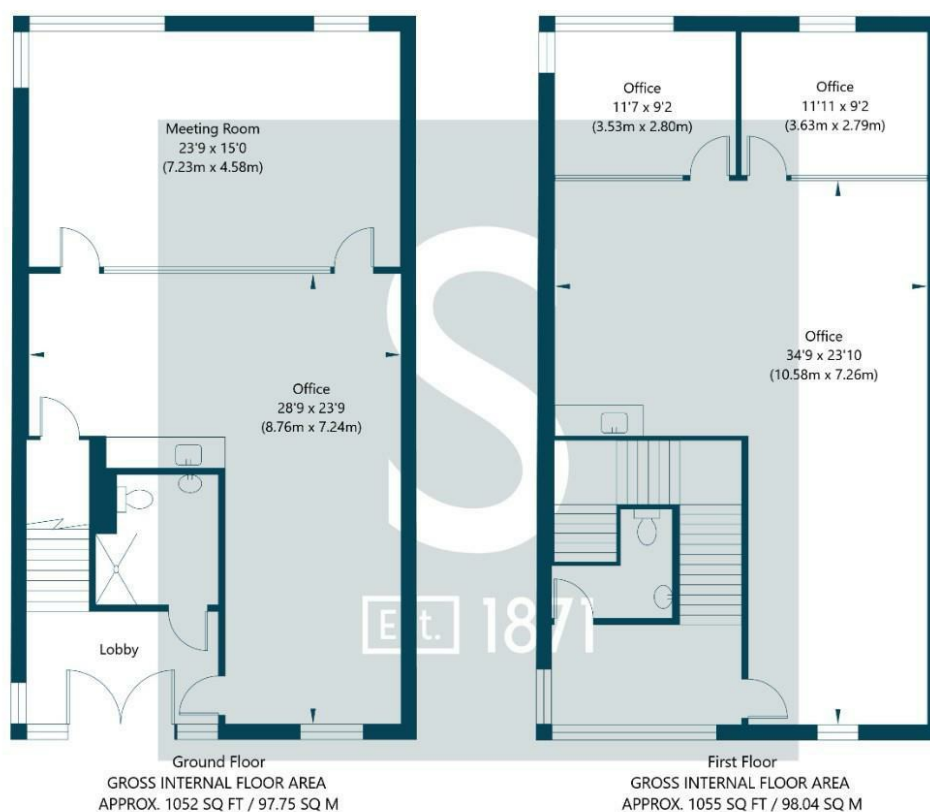
## VIEWINGS

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

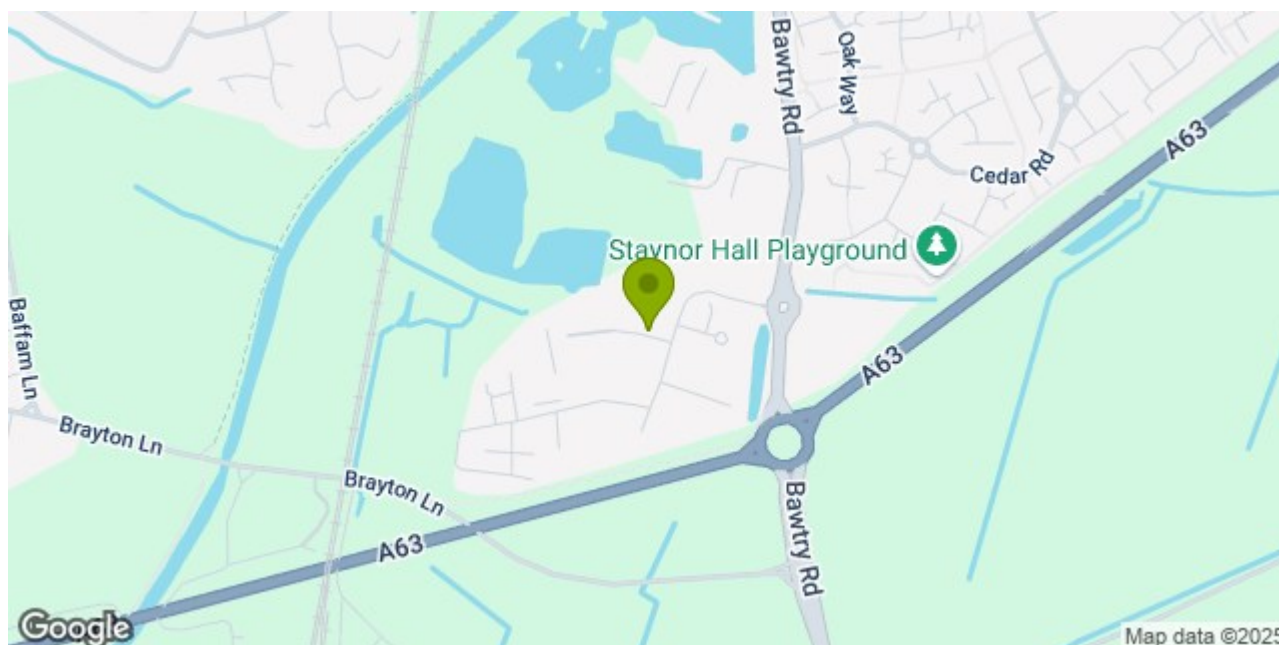
## VALUE ADDED TAX

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.  
www.exposurepropertymarketing.com © 2025



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

