



## Modern Detached Industrial / Warehouse Premises 8,845 Sq Ft (821.7 Sq M)

- Superb access to Selby Town Centre and the North Yorkshire Region
- Eaves height of 8.3 metres
- 10 tonne travelling crane
- Good sized yard area with the potential to be secured
- 250 KVA power supply



## Location

The premises form part of established and popular Vivars Industrial Estate. Vivars Industrial Estate is strategically located on the fringe of Selby Town Centre, just off Bawtry Road (A1041) and approximately 1 mile from the Selby Bypass (A63).

The unit is accessed off Vivars Way, which leads directly onto Bawtry Road (A1041) via Canal Road.

Trade counter companies in the immediate vicinity include Eurocell, Plumb Centre and Howdens.

## Description

The property provides a modern detached industrial / warehouse unit with the following specification;

- Eaves height of 8.3 metres
- 10 tonne travelling crane
- Good sized external yard area with the potential to be secured
- 250 KVA power supply
- Loading via an oversized electric ground level roller shutter door
- High quality ancillary offices / welfare facilities

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	611.23	6,579
Ground Floor Offices / Welfare	86.13	927
First Floor Offices	62.18	669
Second Floor Offices	62.18	669
<b>Total</b>	<b>821.72</b>	<b>8,845</b>
Mezzanine	54.47	586

## EPC

A copy of the EPC certificates and reports are available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

The property is available on a freehold basis.

Price on application.

## Viewings

For further information or to arrange a viewing please contact;

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