



To Let

Riccall Airfield Selby, YO8 5LD

582.42 sq m (6,265 sq ft)

Modern industrial unit
Offices
Good specification
Large yard
Further land available
Rent £32,000 pa Area

Location

The property is located approximately four miles north of the market town of Selby and approximately ten miles south of York. Access to the site is off the A19 York Selby road via the A163. Junction 34 of the M62 is approximately 11 miles. Recent development on the estate and construction of new estate roads has greatly improved the area.

Description

This is a modern industrial unit of steel portal frame construction and insulated cladding to walls and roof. The lower internal walls have been formed in concrete panels.

The unit is split into three main areas all with electrically operated roller shutter doors. The main warehouse/ production area has an eaves height of just under 6m and has high bay lighting. There are two secure areas, each with separate access, concrete plank ceiling, fluorescent lighting and heating from radiators. The unit is therefore well suited to any use which requires the separation of processes or materials.

There are two ground floor offices and a first floor, office, kitchen and mezzanine storage area.

To the front and one side is a large stoned yard with steel palisade fencing and concrete loading apron. Car parking for staff and clients is located in front of the offices.

Additional land up to approx 1 acre, may be available, at an additional rent, if required.

Accommodation

Warehouse	335 sq m	3,604 sq ft
Secure area 1	50.19 sq m	540 sq ft
Secure area 2	50.58 sq m	544 sq ft
Offices	28.20 sq m	303 sq ft
Mezzanine/offices	118.45 sq m	1,274 sq ft
Total GIA	582.42 sq m	6,265 sq ft

Rates

Rateable Value £23,500

Lease Terms

A new lease is available for a term of 6 years

Rent

£32,000 pa exclusive

Services

Mains water and electricity are connected. There is a three phase supply. The heating system is oil fired.

Costs

The tenant will be responsible for the landlord's reasonable costs in preparing the lease

Viewing

Contact Briggs Burley or John Burley 07949 154881