

# All Enquiries

Development Land

## Phase II Access 63

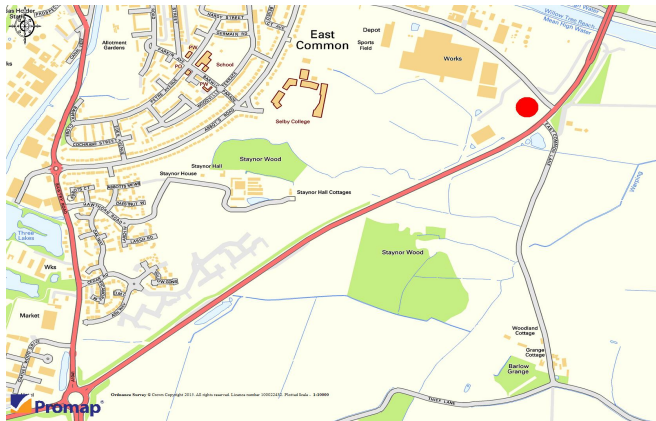
East Common Lane, Selby, North Yorkshire, YO8 8EG



- 4 Acres (1.6 Ha)
- Excellent road links with immediate access to the A63
- Established industrial area
- Design & build opportunities available

# East Common Lane, Selby, North Yorkshire, YO8 8EG

## Location



Access 63 is situated one mile to the south east of Selby town centre fronting onto the Selby Bypass (A63) and is strategically located circa seven miles north of Junction 34 of the M62 motorway, approximately ten miles to the east of Junction 42 of the A1(M) motorway and circa twelve miles south of York city centre.

The development is accessed off East Common Lane, which provides direct access onto the Selby Bypass (A63).

## Description

Access 63 is an established industrial/distribution estate comprising newly constructed and highly specified industrial and warehouse accommodation, all set within an actively managed and attractive landscaped environment.

Phase II comprises of four acres of development land providing Design & Build opportunities or consideration will be given to land sales.

The estate benefits from an access road and all mains utilities and infrastructure.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

All Enquiries.

## Planning

We understand the site has outline planning consent for B1, B2 & B8 uses of the Use Classes Order.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Simon Hill**  
Lambert Smith Hampton  
**0113 245 9393**  
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