

FOR SALE
INDUSTRIAL UNIT WITH OFFICES
AND PARKING

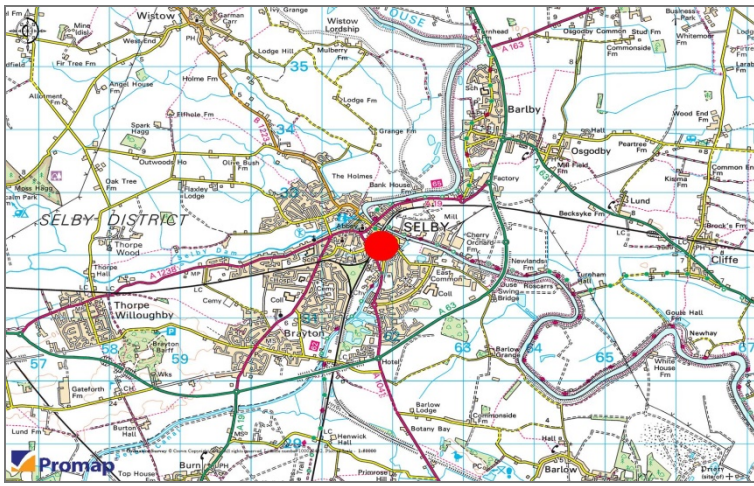


JAMES WILLIAM HOUSE, COWIE DRIVE, OUSEGATE, SELBY,
YO8 8BG

OFFERS IN THE REGION OF £625,000

- \ Easy access to major motorway network.
- \ Situated on a secure site.
- \ Includes private parking and office accommodation.

AVAILABLE SPACE
1,070.8m² (11,525sq ft)



LOCATION

The town of Selby is situated approximately 15 miles south of York and 18 miles east of Leeds.

The property is located on Cowie Drive in Ousegate, Selby adjoining former industrial sites which have been cleared and redeveloped for residential housing by Barratts.

Transportation connection to the district are positive with good access to the A and B road infrastructure providing access to the national motorway network, Selby main line railway station also neighbours the site to the west along with the town centre being within walking distance.

DESCRIPTION

The property comprises two modern steel portal framed industrial buildings, clad in plastisol coated profile sheeting, one having an attached two storey brick built administration block.

The property also benefits from an eaves height of approximately 8m, 2 x 5 ton cranes, 6 electrical full height industrial roller shutter doors and WC/kitchen facilities.

UNIT	M ²	SQ FT
Building A	789.0	8,492
Building B	281.8	3,033
Total	1,070.8	11,525



RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £29,250

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The freehold interest in the property is available for offers in the region of £625,000.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
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SUBJECT TO CONTRACT
FILE REF / 711.3916A

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T: 0113 241 0940

Important Information

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Eddisons

Energy Performance Certificate

Non-Domestic Building



BUILDING A
James William House
Cowie Drive
SELBY
YO8 8BG

Certificate Reference Number:
0220-2963-0373-2911-9040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **129**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	751
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	141.63
Primary energy use (kWh/m ² per year):	609.14

Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

103

If typical of the existing stock