



**SPACE TO LET**

**2 acres stoned surfaced land**

**Selby**

# Potter Space Selby

**Barlby Road, Selby, Y08 5DZ**

To Let

Open storage land

0.8 hectares (2 acres)



Home for business

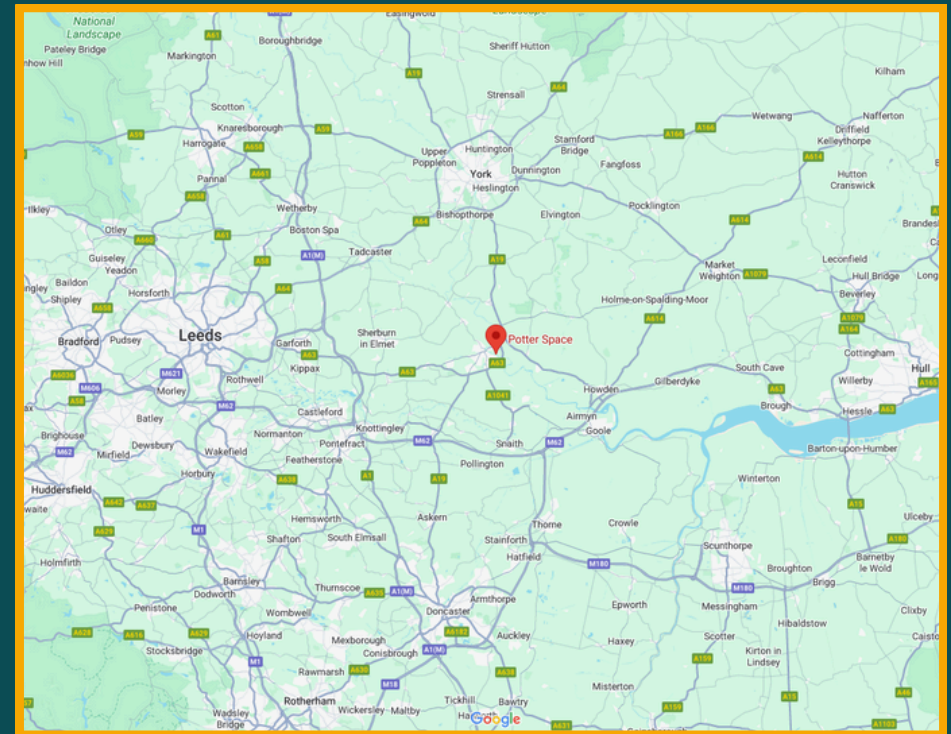
# Location

Potter Space Selby benefits from a fantastic location being set back from Barlby Road, which links into the A63 Selby bypass, A19, M62 and A1(M). Providing access routes to York, Leeds, Manchester, and Hull.

The business park is strategically located less than 1/2 mile from the Selby Bypass (A63), less than 8 miles from Junction 34 of the M62 Motorway and circa 12 miles from York City Centre. The property itself is accessed off Barlby Road and leads directly to the Selby Bypass (A63) via Bawtry Road (A19).

| Drive times*  | Miles | Time           |
|---------------|-------|----------------|
| York          | 14    | 30 mins        |
| Leeds         | 26    | 49 mins        |
| Hull          | 36.3  | 52 mins        |
| Sheffield     | 45.2  | 1 hour 10 mins |
| Middlesbrough | 66.2  | 1 hour 25 mins |
| Manchester    | 68.9  | 1 hour 34 mins |
| Nottingham    | 72.1  | 1 hour 45 mins |
| Birmingham    | 117.3 | 2 hour 13 mins |

- AA Route Finder



# Description

Potter Space Selby comprises of a mixture of warehouse buildings and open storage land and is served by an operational rail-head. The facility is fully managed to ensure the business park and commercial property is well-maintained.

The plot can be levelled to be provided a permeable compacted hardcore or a non-permeable surface. The plots will be fenced and capable of being connected to single phase electricity on request.

## Key Features

- Situated on an established industrial location
- Superb access to A19, M62 and A1(M) motorways
- Located on a secure site with out of hours monitored CCTV security
- Fenced compound with gated access
- Management team onsite
- Potential to be rail connected
- Mains electric can be available subject to viability
- Hard surface can be applied subject to viability

# Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution). Interested parties are advised to make their own enquiries with North Yorkshire District Council Planning Department.



# Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.



## Development by



Home for business

call: 0113 4650 555

email: [info@potterspace.co.uk](mailto:info@potterspace.co.uk)

## All enquiries



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- Harry Finney



- Paul Mack
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