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To Let:

Office:- 300ft<sup>2</sup>

# Unit 10B Office with window Frontage



## Location

Unit 10b is situated in the office block of Ousegate Ironworks. It is located close to the centre of Selby, a step away from the railway station and close to the main bus station, thereby offering excellent vehicular and pedestrian access. Selby is ideally located for the M62 and A1 motorway networks.

## Description

Unit 10b is a small open plan office on the ground floor of Ousegate Ironworks, a prestigious listed building over looking the banks of the River Ouse. The unit has on site allocated parking space. The occupier has use of communal facilities, meeting room and disabled toilets.

01405 768800

Unit 10b  
Ousegate Mills  
Selby  
YO8 4NN

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Unit	Rent per Month
10b	£308

#### Lease Terms

Rents are payable monthly in advance. Full repairing and insuring lease with common parts service charge. (Service charge: £262)

Electric/ rates / telephone utilities payable separately.

#### Rates

Rateable value £1825 and payable £835 approximately. (Small business rates relief available (rate free) )

#### Viewing

To arrange a viewing or for further information contact Cleveland House Estates on: 01405 768800  
Or 07775528132

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