

New centre set to draw interest

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WORK has been completed on an industrial complex in the Selby area.

Access 63 consists of five brand new, high-quality warehouse and distribution units, and is expected by developers to attract interest from across the district.

The units, which are now ready for immediate occupation, have been developed by Shepherd Developments in conjunction with the Abtech Group.

The development is located just over a mile south-east of Selby town centre, next to the bypass.

Nick Child, director of York-based Shepherd Developments, said: "Access 63 is ideally positioned to provide access to and from the North Yorkshire and Humberside region, as well as excellent access to the West and South Yorkshire conurbations. It underlines the growing importance of Selby as a strategic location.

"These units, which have their own fitted offices, will be available on either a freehold or occupation-



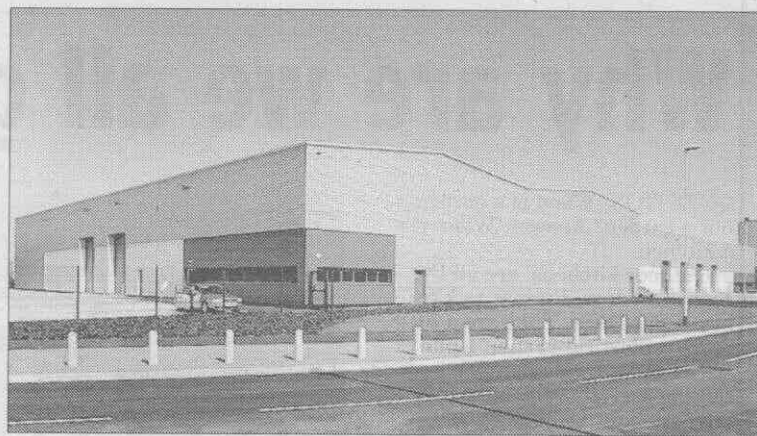
'IDEALLY POSITIONED': Nick Child, left, and the Access 63 Distribution Centre

al lease basis, dependent upon individual occupier requirements and covenant.

"They will cost about £70 per sq ft to buy and about £5 per sq to rent and could be used for light industry, trade counters or small-scale distribution.

"They have great visibility from the A63 and the company logos on the units will be easy to see.

"We expect interest from Selby itself where there is limited new industrial space, as well as from



the outlying districts, including York, which is only 20 minutes away down the A19," he added.

"The proximity of the M62 is a huge positive factor as well."

The five units comprise two semi-detached buildings of 15,000 sq ft and of 20,000 sq ft, which can be transformed into one building if needed, and one of 25,000 sq ft.

Mike Haigh, of Dove Haigh Phillips, said: "These new high quality units lie in such a position

that we expect there to be good demand when few speculative schemes are being built.

"The location is very well positioned to serve demand from Selby, Goole, York and the M62 regions where prices and rents are generally higher."

This in turn gives direct access to the A19 with York to the north and the M62 to the south. In addition, the A63 links to the A1M and Leeds in the west and North Humberside to the east.