



Unit 2a Jandrem Hirst Road, Carlton, Goole, DN14 9PX

- Commercial Unit
- Opportunity For A Range Of Business'
- Large Car Park
- 1750 SQ FT
- Separate Office Space
- Roller Shutter Door
- Additional £40 Required To Cover Buildings Insurance

£1,200 Per Month

Jigsaw Letting are pleased to welcome to the market this commercial unit for let in the popular village location of Carlton. The unit boasting a 1750 square footage offers an opportunity for an array of business to possess. The unit also benefits from an office space with windows allowing a light atmosphere and also a roller shutter door for easy access and better security. The unit boasts an incredible sized car park for customers and staff to use. The unit at present is currently being used as a garage workshop. Contact us today to arrange a viewing and start the journey of your business or business relocation!

Please note: there is a additional £40 required monthly to cover buildings insurance.

COUNCIL TAX BAND

Please note that the business rates for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

LETTINGS VIEWINGS

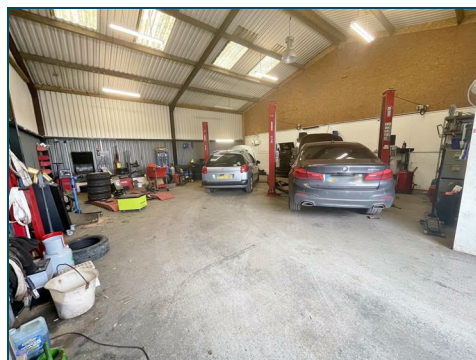
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

OPENING HOURS LETTING TEAM

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

TO LET PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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