



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

1750SQFT | FULL LENGTH ROLLER SHUTTERS AND OFFICE SPACE | SIZABLE PARKING TO THE FRONT OF UNIT | LARGE ENCLOSED YARD SPACE | IDEAL LOCATION

- Commercial Unit
- Large Storage/Office Space
- Two High Roller Shutter Doors
- Ideal Location
- 1750 Square Foot
- 10 Parking Spaces

£1,200 Per Month

Jigsaw Letting are pleased to welcome to the market this remarkable commercial property nestled on Hirst Road in the charming area of Carlton, Goole. This remarkable commercial property presents an unmissable opportunity for savvy investors or business owners. Spanning an impressive 1,750 square feet, the space is designed to accommodate a variety of commercial ventures, making it a versatile choice for those looking to establish or expand their business.

One of the key features of this property is the two high roller shutter doors, ensuring easy access for deliveries and customers alike. With parking available for multiple vehicles, convenience is at the forefront of this property. While the enclosed yard area provides a secure space for outdoor activities or additional storage.

Parking is a significant advantage of this property, with ample space for up to 11 vehicles, making it convenient for both staff and customers. Situated within a complex that includes other units, this location benefits from a vibrant business community, enhancing visibility and foot traffic.

Whether you are looking to invest in a new venture or seeking a strategic location for your existing business, this property on Hirst Road is a prime choice. Its combination of space, accessibility, and potential makes it a standout opportunity in the Goole area. Do not miss the chance to explore what this property has to offer.

COUNCIL TAX BAND

Please note that the council tax band 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.

LETTINGS FEES UPON APPLICATION

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, www.jigsawletting.co.uk or call for more details





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

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




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