



Unit 1, Honeypot Farm Hagg Bush Lane, Burn, Selby, YO8 8PB

Newly Refurbished Commercial Unit | Ideal Location | Separate Office Space's | Conference/Meeting Room | Ample Parking | Viewing is Essential!

- Gated Site
- Electric Heating
- Conference/Meeting Room
- Outdoor Seating Area
- Commercial Unit
- 950 Square Foot
- Two Separate Offices
- Kitchen Area with Dining Space

£1,100 PCM

Jigsaw Letting are pleased to welcome to the market this commercial property, nestled on the tranquil setting of Hagg Bush Lane in Burn, Selby. Presenting an excellent opportunity for businesses seeking a versatile space. The unit boasts ample parking for multiple vehicles, ensuring convenience for both staff and clients alike.

Inside, the property features a well-appointed conference and meeting room, ideal for hosting gatherings, presentations, or collaborative sessions. This space is designed to foster productivity and creativity, making it perfect for businesses that value professional environments.

Additionally, the unit includes two separate office spaces, providing the flexibility to accommodate various work styles or team sizes. Each office is equipped with electric heating, ensuring a comfortable atmosphere throughout the year.

This commercial unit is not only functional but also strategically located, offering easy access to local amenities and transport links. Whether you are looking to establish a new business or expand an existing one, this property is a promising choice that combines practicality with a serene setting. Do not miss the chance to make this space your own and elevate your business to new heights.

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.

HOW DO I APPLY FOR A PROPERTY?

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

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

LETTINGS VIEWINGS

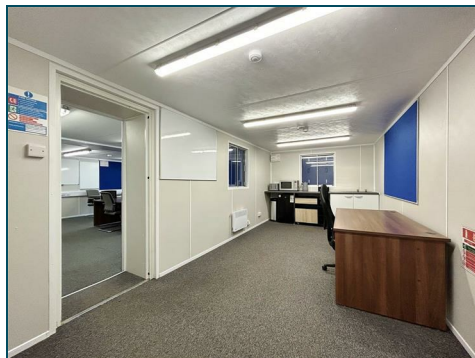
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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
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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