

High Quality 'Hybrid' Business Units
Excellent Access to York & A64
Hassacarr Close BP, Dunnington, York YO19 5SN

**Howard
Jenkins**

To Let on Short-Term Licence or Lease



- Two contemporary, inter-connecting business units
- Available from a single floor to one or both units
- Opportunity for flexible use, including:
 - Studio, Laboratory/R&D, Medical, Offices, Light Industrial
- GIA 685 ft² (63 m²) – 3,820 ft² (355 m²)
- Data service upto 1GB (TBC & subject to connection)
- 4 car spaces per unit; 7kW EV charging point available

On the instructions of



Units 8 & 9, Hassacarr Close Business Park, Dunnington

Location

Hassacarr Close Business Park is well located about 4 miles to the east of York, approached off the main York to Hull road (A1079), and within 2 miles of the A64 which provides a dual-carriageway link to the A1M and Motorway network.

A well-established business location which has attracted companies such as Simpson, Azotic Technologies, Biorenewables Development Centre (a University of York subsidiary), Miller Food Service, Houghtons of York, Northern Powergrid & Costcutter Group HQ.

Description

These visually striking, inter-connecting business units have feature glazed elevations to front and rear, and provide:

- Attractive, contemporary & flexible accommodation
- Suspended ceilings with integral LED lighting to ground floor
- Carpeted floors; perimeter trunking
- Warm / cold air-conditioning cassettes
- Male & female WC's and tea-points
- Data service upto 1GB (TBC & subject to connection)
- On-site car parking with 7kW EV charging point available

Gross Internal Floor Areas

Each unit provides:

First Floor	685 ft ²	63 m ²
Ground Floor	1,225 ft ²	114 m ²
Total	1,910 ft²	177 m²

Floor areas & all dimensions are approximate and should be checked by interested parties by measurement on site.

Services

The units are connected to main services, having 3-phase electric power, but with no gas supply; fire & intruder alarms are installed.



Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice. Office Address: Dale House, Askham Bryan, York YO23 3LT. Howard Jenkins is the trading name of HJPCS Limited. Registered in England and Wales No: 7209004. Registered Office: 54 Bootham, York YO30 7XZ.

Rating Assessments

Rateable Value for each unit is £19,500.

Energy Performance Certificates (EPC)

Unit 8 – B34 ([Unit 8 Certificate](#)); Unit 9 – B30 ([Unit 9 Certificate](#))

Flexible Short-Term Licence

Available from a single floor upto one or both units, by way of a flexible short-term licence; charges to include rent, service charge & building insurance (excluding business rates); terms upon application.

Alternatively, each unit would also be available on a conventional lease, on terms to be agreed; rent upon application.

VAT & Legal Costs

We are informed by our clients that the premises will be registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

Anti-Money Laundering Regulations

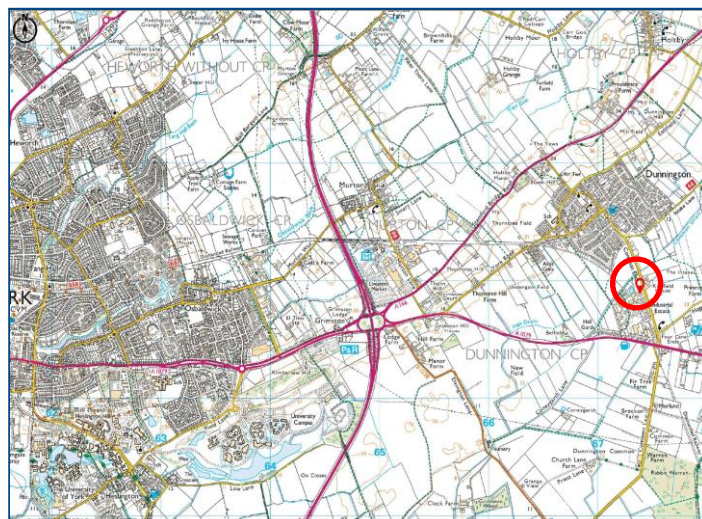
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information & Viewing

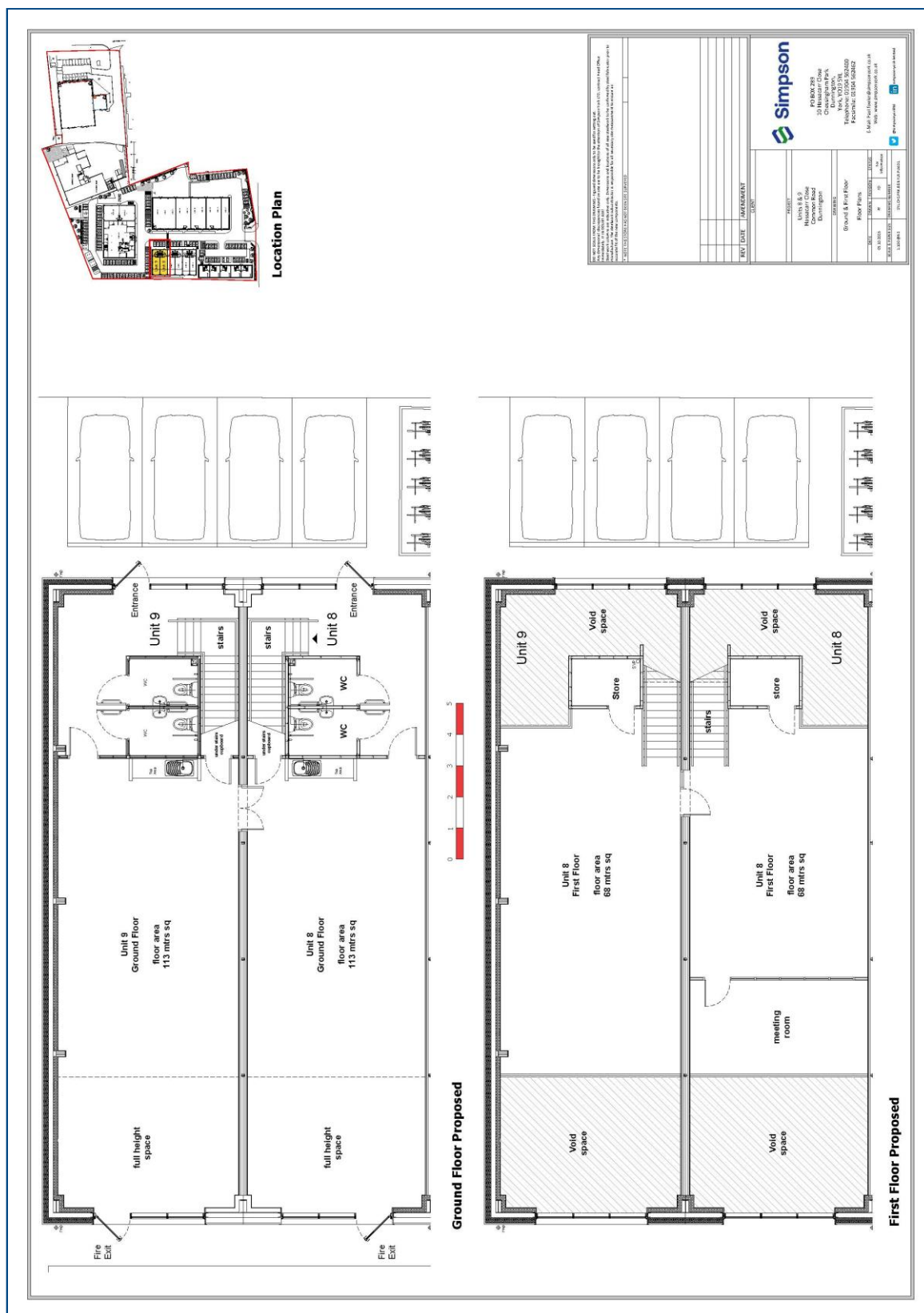
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Date: October 2026

Subject to Contract

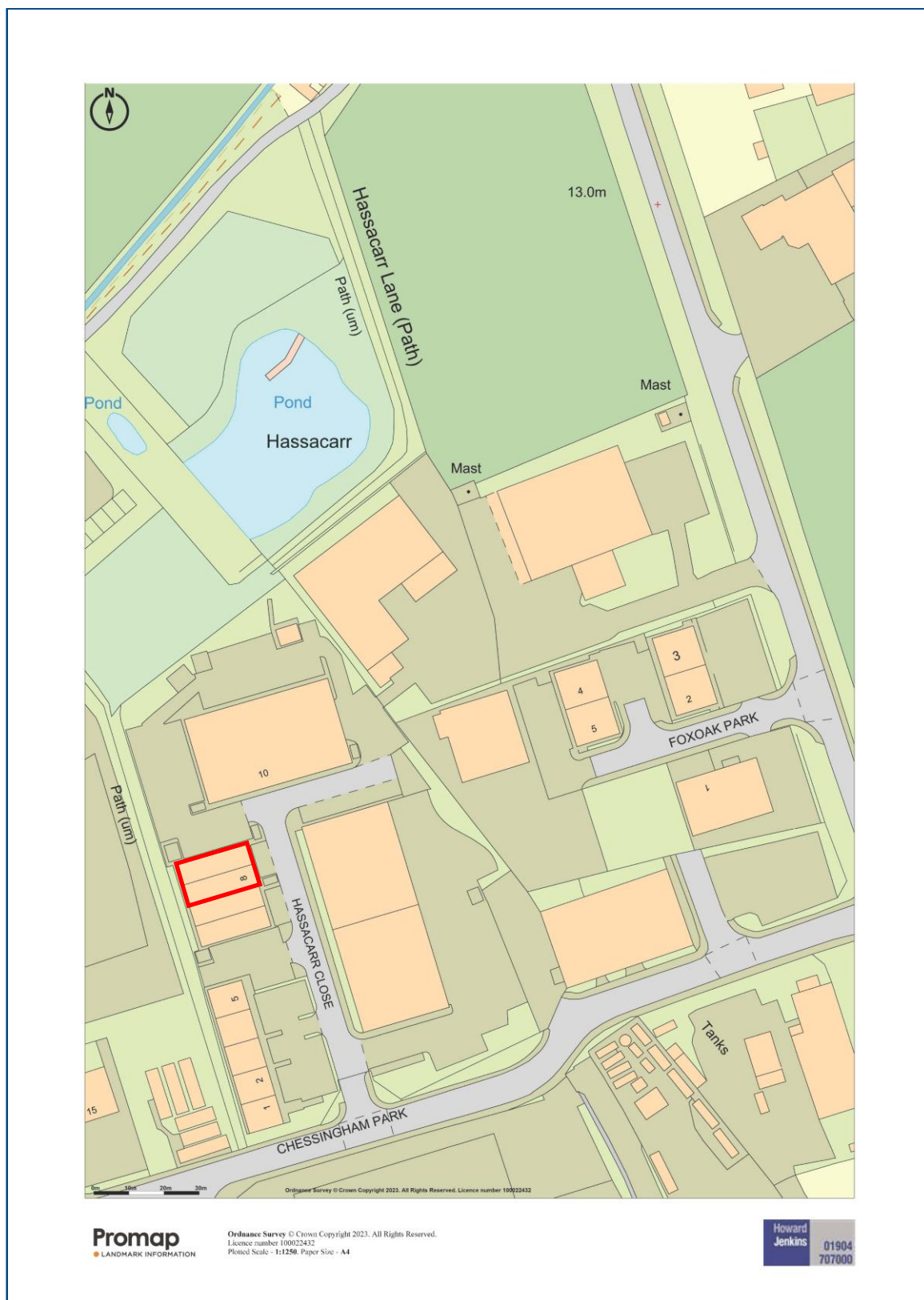


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Note
Plan not to scale; for identification only.

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Plan not to scale; for identification only; furniture for illustration.