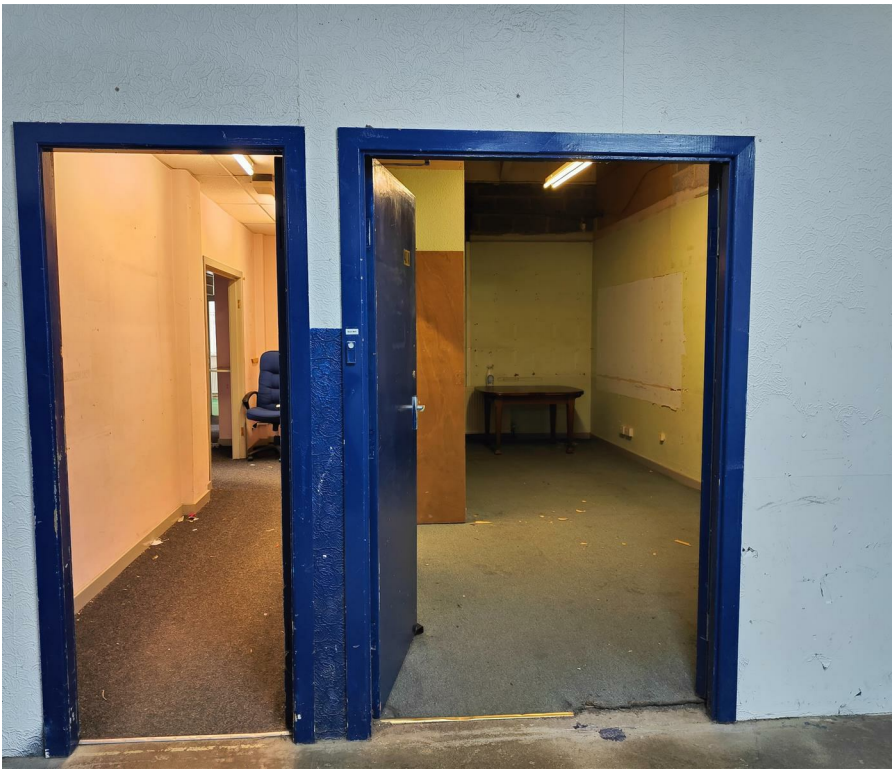




Unit 40 Colne Valley Business Park, Huddersfield, HD7 5QG

£400 Per Month + VAT

980.00 sq ft



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Details

Amco Commercial are pleased to market this secure, dry office/workshop/storage & distribution unit available to let.

The unit is located in the ever-popular Colne Valley Business Park, which is located on the corner of Manchester Road and Hoyle House Fold in Linthwaite. Nearby tenants include the Premier Shop, Starlighter Studios, The Fun Factory, White Wolf Bushcraft, The Black Belt Karate Club and many more.

The unit is located on the ground floor of the mill with access via an electric roller shutter to a communal corridor, leading to the unit which has both a single door and double doors for access.

The unit measures a generous 980 sqft and is made up of five main rooms plus a corridor connecting them all.

Tenants have access to the mill's ample amenities and facilities.

The unit has previously been used for office, retail, and storage use, and would be suitable for something similar or use as a workshop.

A new flexible IRI lease is available upon application. (exclusive of all other outgoings plus VAT if applicable).

Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

