

amco commercial

**£1,200 Per Month + VAT**

**2450.00 sq ft**

# Unit 31a, Colne Valley Business Park, Manchester Road, Linthwaite HD7 5QG

www.amcocommercial.co.uk

## Summary

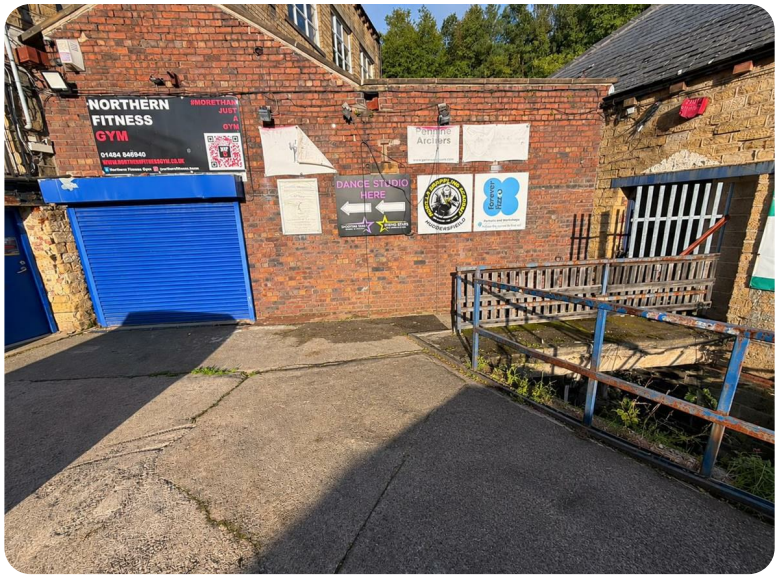
Amco Commercial are delighted to offer this spacious open-plan workshop of about 2,450 sq ft within Colne Valley Business Park, an established multi-let estate. A full-length pitched glazed roof on exposed steel trusses gives generous ceiling height and a lot of natural daylight. The result is a bright, open floorplate that suits a wide range of businesses.

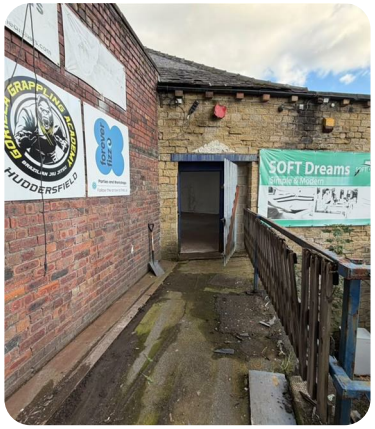
The unit has two ways in. A dedicated pedestrian entrance is reached by its own walkway with a secure gated door. Separately, wide double doors open straight into a communal loading area, which has roller-shutter loading bay access from the yard. That makes deliveries and bulky goods easy to handle, and the doors could also work as a main entrance.

Inside, there are partitioned office and store rooms, a kitchenette area and WC facilities. The rest is clear open space, ready for an occupier to fit out to their own needs.

The park already hosts a busy mix of fitness, martial arts, dance and trade businesses. This gives the estate an active, established feel and makes it a natural fit for leisure, creative and light industrial users.

Please note:
NOT AVAILABLE FOR ANY VEHICLE-RELATED USE OF ANY KIND
(including vehicle repairs, servicing, MOT, valeting, car wash, tyres, body shop, car sales or vehicle storage)









## Key Features

- Generous height with exposed steel truss roof
- Wide double doors to communal loading area
- Roller-shutter loading bay

## Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
0161 773 3978
info@amcocommercial.co.uk

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