



Office 4 Colne Valley Business Park, Huddersfield, HD7 5QG

£200 Per Month + VAT

221.00 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 is pleased to present this recently refurbished, self-contained office suite at Colne Valley Business Park, a well-established and convenient location in Linthwaite.

Positioned at the corner of Manchester Road and Hoyle House Fold, the business park benefits from a range of nearby amenities, including local shops, food outlets and leisure operators, creating a lively yet practical working environment.

The suite offers a comfortable, modern workspace with 24-hour access and off-road parking, suitable for a variety of small businesses or professionals seeking a well-located base. The rent is inclusive of business rates and utilities, helping to keep monthly outgoings straightforward.

The office extends to approximately 221 sq ft.

These particulars are intended as a general guide only and do not form part of any offer or contract. All lettings are subject to contract.

### Viewing

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

