

£1,500 Per Month + VAT

2450.00 sq ft

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

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

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.

Enquiries & Viewings

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

