



Linthwaite Business Centre Manchester Road, Huddersfield, HD7 5QS

£855 Per Month + VAT





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.

3 Middleton Road, Manchester, M8 5DT

T: 0161 773 3978 | F: # | info@amcocommercial.co.uk

www.amcomanagement.com

Details:

Amco Commercial are pleased to offer this 853 sq ft light industrial unit, which is currently undergoing refurbishment to be fully whitewashed and refreshed throughout, creating a bright, clean, and modern workspace ready for its new occupier.

The property offers a versatile open-plan layout, ideal for a range of uses including light industrial, storage, or workshop activities.

Access is excellent via an electric roller shutter door, ideal for deliveries and loading, complemented by a separate pedestrian entrance. Internally, the unit benefits from a solid concrete floor, three-phase power, and ample lighting, providing a practical and adaptable environment for a variety of business needs.

Situated within a well-maintained and established industrial estate, the unit enjoys convenient access to major road networks and nearby commercial areas, making it an ideal base for growing or established businesses alike.

This property is VAT elected, and all amounts quoted are exclusive of VAT. In addition, a service charge and insurance apply at a combined rate of £1.44 per square foot.

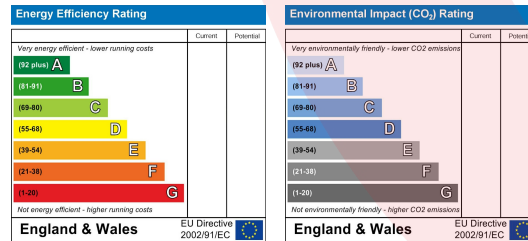
Get in touch with our commercial team on 0161 773 3978 today!

EPC - 63 (C)

Viewing

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

Energy Efficiency Graph



Zoopa



rightmove

