



Unit 5 Linthwaite Business Centre, Huddersfield, HD7 5QS

£776 Per Month + VAT

776.00 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.

3 Middleton Road, Manchester, M8 5DT  
T: 0161 773 3978 | info@amcocommercial.co.uk

### Details

Amco Commercial are pleased to offer Unit 5 at Linthwaite Business Centre. A bright, practical light industrial unit with its own internal office, ready for immediate occupation.

The 776sqft property provides a versatile open-plan workshop/storage space complemented by a separate office area, making it ideal for light industrial, workshop, trade counter or storage uses.

Access is excellent via a large electric roller shutter door for easy vehicle and goods movement, plus a secure pedestrian entrance. Internally the unit benefits from solid concrete floors, three-phase power and bright fluorescent lighting throughout.

Situated within a secure, well-maintained business centre with CCTV and fencing, the site includes 2 parking permits per tenant and offers the option to combine with adjacent Unit 6 to create one larger unit.

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.

