







## Details:

Amco Commercial are delighted to bring to the market this adaptable second-floor industrial/storage unit located within the well-established Perseverance Mills complex in Lockwood, Huddersfield.

Offering approximately 2,573 sq ft, this second floor space is fully self-contained and benefits from a regular, column-supported layout with solid flooring and full fluorescent lighting. The unit features a mixture of painted brickwork and breeze-block walls, making it suitable for a wide range of light industrial, storage, studio, or trade counter uses (subject to planning).

To the rear of the unit is a separate back room, currently full of miscellaneous items, but which can be cleared upon request. This space offers excellent potential as a dedicated office, secure storage area, or break room, giving additional versatility to the unit's layout.

The unit presents clean, open accommodation with clear spans and easy internal partitioning potential. Formerly occupied as a training gym, the unit is now vacant and ready for immediate occupation.

### Location:

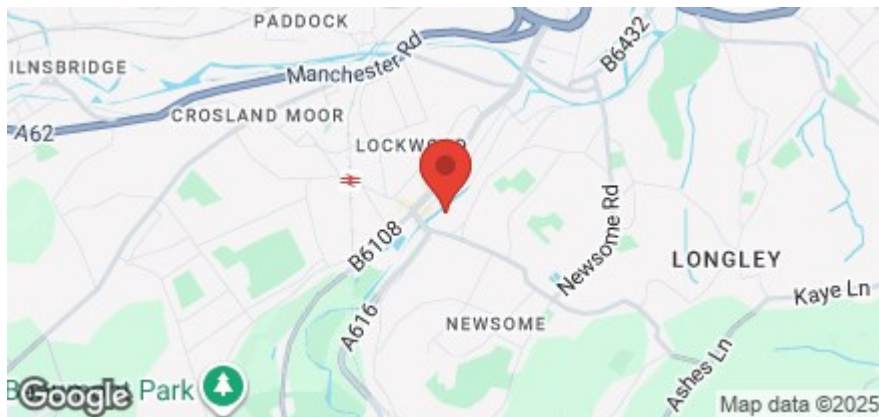
Situated just off Lockwood Scar (A616), Perseverance Mills benefits from good road links to Huddersfield town centre (5 minutes away), the M62, and wider West Yorkshire area. The estate is home to a variety of creative, trade, and industrial occupiers, fostering a vibrant working environment.

### Use Class:

Light Industrial / Storage / Studio / Trade (Subject to Planning).  
Interested parties should verify use with Kirklees Council.



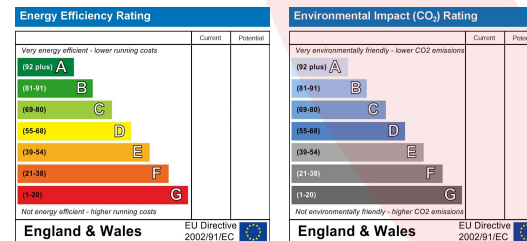
## Area Map



## 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



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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