



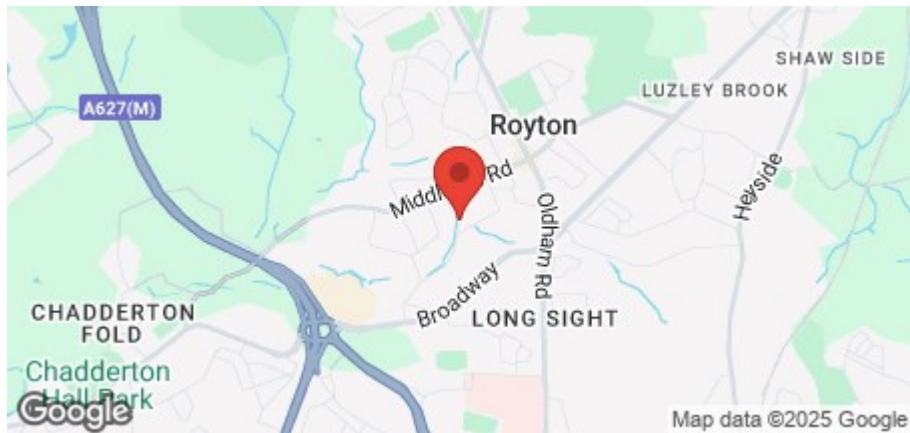
Grape Mill Holden Fold Lane, Royton, OL2 5LW

£1,185 Per Month + VAT

2959.00 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 are delighted to bring to the market Unit B at Grape Mill, a versatile industrial/workspace unit extending to approximately 2,959 sq ft, located on Holden Fold Lane in Royton.

The unit offers a generous open-plan ground floor with excellent floor-to-ceiling height, complemented by a substantial mezzanine level accessed via a steel staircase, providing flexible accommodation suitable for storage, production, studio use or light industrial operations.

Internally, the property benefits from a combination of open workspace and partitioned office areas, allowing for a practical separation between operational and administrative functions. Large internal windows provide good natural light to the office accommodation, while the main floor area is fitted with industrial lighting and durable flooring throughout.

The unit also features a full-height roller shutter door, making it ideal for loading, deliveries and goods access. Grape Mill is a well-established industrial location with convenient access to Royton, Oldham and the wider Greater Manchester area, with good links to the A627(M), M60 and surrounding road networks.

This property would suit a range of occupiers including trade counters, workshops, storage users or creative/production-based businesses seeking flexible and functional space.

All prices quoted are plus VAT. Service charges apply.

Viewing

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



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