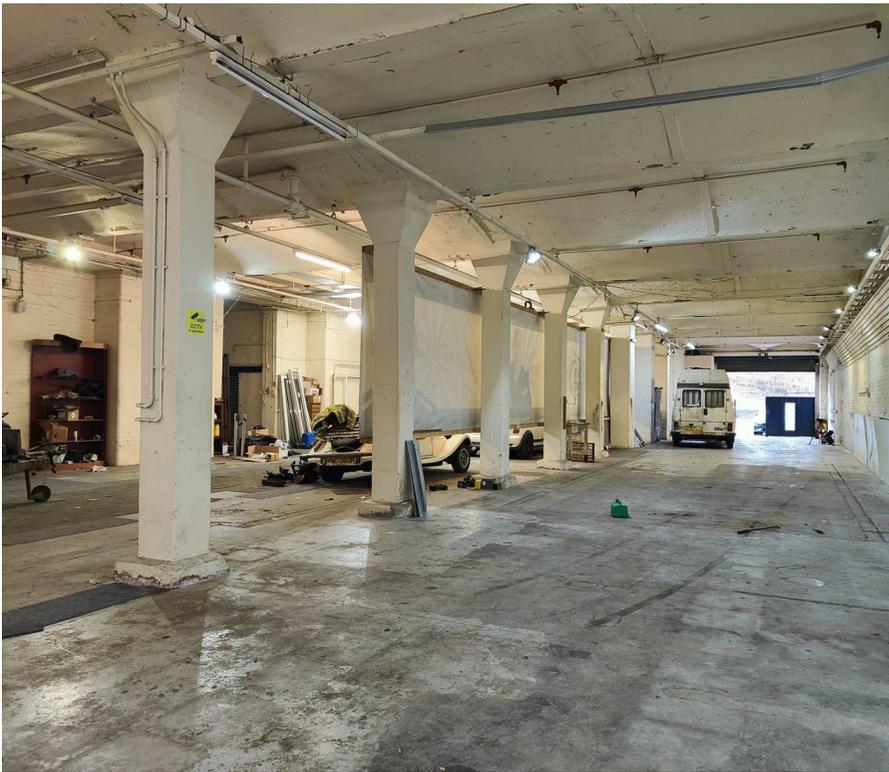




Grape Mill Holden Fold Lane, Royton, OL2 5LW

£1,995 Per Month + VAT

5770.00 sq ft



## Details

Amco Commercial are pleased to offer Unit A at Grape Mill, a substantial industrial/workshop unit extending to approximately 5,770 sq ft, located on Holden Fold Lane in Royton.

The property provides a large open-plan floorplate with excellent internal height, making it suitable for a wide range of industrial, storage, workshop or trade-based occupiers.

Internally, the unit benefits from solid concrete flooring, regular column spacing and industrial lighting throughout, allowing for efficient use of space and flexibility of layout. The open nature of the accommodation lends itself well to racking, vehicle storage, production or distribution uses.

Access is provided via a full-height roller shutter door, suitable for loading and vehicle access directly into the unit. The building forms part of the established Grape Mill complex, which is well-known locally and occupied by a mix of industrial and commercial users.

The property is conveniently positioned for access to Royton, Oldham and the wider Greater Manchester area, with good connectivity to the A627(M), M60 and surrounding road network.

All prices quoted are plus VAT. Service charges apply.



## 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](mailto:info@amcocommercial.co.uk)

## Viewing

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