



Unit 104 Colne Valley Business Park, Huddersfield, HD7 5QG

£620 Per Month + VAT

612.00 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 pleased to offer this ground-floor industrial unit.

The unit is located in the thriving Colne Valley Business Park, which is located on the corner of Manchester Road and Hoyle House Fold in Linthwaite. Nearby tenants include the Premier Shop, The Fun Factory and The Black Belt Karate Club.

The unit comprises a large storage area/workshop, and a spacious office. Access is via a secure pedestrian door and a large metal roller shutter. The unit benefits from three-phase power and a water supply. The total floor area is 612 sqft. The unit is secure and dry and available immediately for occupation.

The unit is largely open plan with an office area and some extra mezzanine storage above. The roller shutter measures 2.9m wide and 3.4m high. The roller shutter currently has internal doors across it to allow the shutters to remain open with the unit still being secure, but these can be removed if vehicular access is required. The unit benefits from high eaves ranging from 4.3m at the gables to 5.5m at the peak.

Tenants benefit from the use of the mill's large customer car park and ample facilities.

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to contract.

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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