



Office 4 Colne Valley Business Park, Huddersfield, HD7 5QG

£250 Per Month + VAT

221.00 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 happy to bring to market this recently refurbished office suite in the popular location of Colne Valley Business Park.

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

The office is self-contained and provides 24-hour access and off-road parking.

Rent includes business rates and utilities.

The office measures 221 sqft.

A new flexible IRI lease for a term to be agreed upon subject to periodical upward-only rent reviews (exclusive of all other outgoings plus VAT if applicable).

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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