

Industrial

UNIT 11 | CALDENE BUSINESS CENTRE

Burnley Road, Mytholmroyd, HX7 5QJ

UNIT 11 | 304 SQ FT

High quality industrial unit in a prominent industrial location

This unit is an ideal starter unit or secure storage space, situated on a modern industrial estate in a convenient location, not far from the A58. The unit benefits from onsite parking and 24 hour access. The estate is secure, with electrically operated entrance gates and CCTV surveillance. The units are arranged around a communal courtyard, offering good circulation space, and on-site parking is available for both customers and employees.

Lease Type

New



Unit Summary

- Storage Unit
- Car Parking
- Close to Transport
- 24 Hour Access
- Flexible Space
- Premier Industrial Location

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,000.00	£13.16
Rates	£806.40	£2.65
Maintenance Charge	£1,500.00	£4.93
Insurance	£260.80	£0.86
Total Cost	£6,567.20	£21.60

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/UIP0100108

+44(0) 808 169 7554

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Location

Caldene Business Centre is located in the Calder Valley, in a highly desirable position with the main Yorkshire to Lancashire trunk road (A646) passing the gates. The estate is situated 6 miles west of Halifax and 13 miles east of Burnley.



Road
M62: 10 miles



Airport
Leeds Bradford Airport: 20 miles



Rail
Mytholmroyd Railway: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (40)

Key Contact



Gabriel Walker

Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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