

Industrial

# UNIT 7B | BROOKFOOT BUSINESS PARK

Brookfoot Lane, Brighouse, HD6 2SD

## UNIT 7B | 1,382 SQ FT

Refurbished Office available soon

Currently under refurbishment, these offices are just outside of Brighouse town centre. Benefitting from their own kitchen and shared W/C facilities, the building is alarmed with additional security measures and ample parking available on site.

Lease Type

New



### Unit Summary

- 24 Hour Access
- High Level of Office Accommodation
- LED Office Lighting
- Kitchen Facilities
- Car Parking
- Double Glazed Windows and Doors

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,000.00	£7.96
Rates	£2,550.00	£1.85
Maintenance Charge	£4,700.00	£3.40
Insurance	£276.40	£0.20
<b>Total Cost</b>	<b>£18,526.40</b>	<b>£13.41</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0101068](http://unit.info/UIP0101068)

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## Location

Brookfoot Business Park is located off Elland Road, less than 1 mile from Brighouse town centre



Road  
M62: 1 mile



Airport  
Leeds Bradford Airport: 17 miles



Rail  
M62: 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (79)



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## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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