

Industrial

2 ROCKWOOD HOUSE | CALDENE BUSINESS CENTRE

Burnley Road, Mytholmroyd, HX7 5QJ

2 ROCKWOOD HOUSE | 2,000 SQ FT

High quality industrial unit in a prominent industrial location

Unit 2, Rockwood House, is a high-quality industrial unit situated within the modern and well-maintained Caldene Business Park. This unit offers flexible space suitable for various uses, including warehouse, storage, or trade counter operations. Features include 3 Phase Power, 24 Hour Access provides flexibility for business operations at any time with ample parking space available for both employees and customers. The business park is equipped with electrically operated entrance gates and CCTV surveillance for enhanced security. Conveniently located near the A646, providing easy access to the M62 motorway. This unit is ideal for businesses looking for a versatile and secure space in a prime industrial location.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Well Maintained Estate
- Car Parking
- WC Facilities

[View Virtual Tour](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,600.00	£9.80
Rates	£7,182.00	£3.59
Maintenance Charge	£3,100.00	£1.55
Insurance	£400.00	£0.20
Total Cost	£30,282.00	£15.14

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/UIP0100092

+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 (50)



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Key Contact



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



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