

Industrial

UNIT 5 | BROOKFOOT BUSINESS PARK

Brookfoot Lane, Brighouse, HD6 2SD

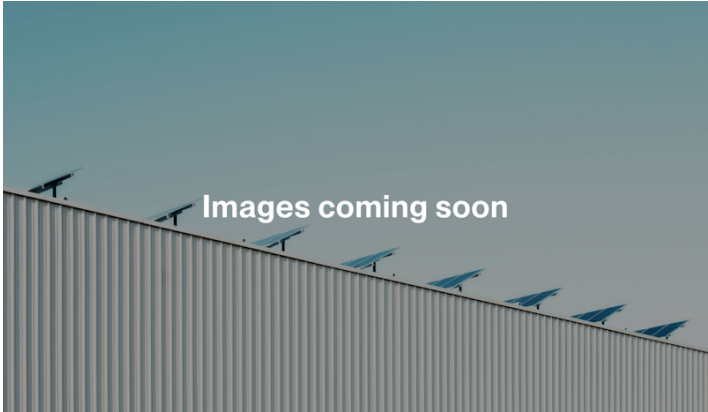


UNIT 5 | 2,630 SQ FT

Office Accommodation

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
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Unit Summary

- 24 Hour Access
- Office Accommodation
- Well Maintained Estate
- LED Lighting
- Car Parking
- WC facilities

Occupational Costs

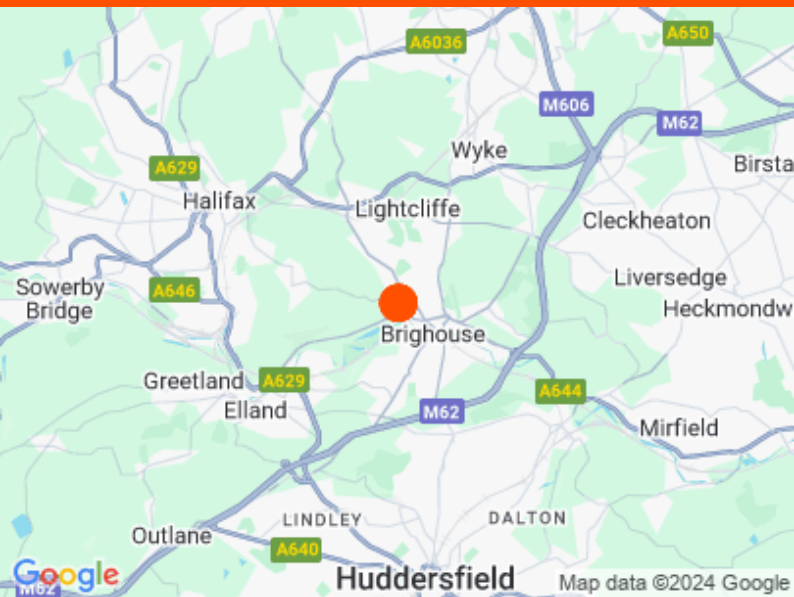
	Per Annum	Per Sq Ft
Rent	£24,000.00	£9.13
Rates	£4,890.20	£1.86
Maintenance Charge	£3,300.00	£1.25
Insurance	£526.00	£0.20
Total Cost	£32,716.20	£12.44

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.

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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 (81)

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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