

Industrial

1 ROCKWOOD HOUSE | CALDENE BUSINESS CENTRE

Burnley Road, Mytholmroyd, HX7 5QJ



1 ROCKWOOD HOUSE | 1,932 SQ FT

Industrial Unit with Office accommodation

This flexible space with office accommodation situated on a modern industrial estate in a convenient location, not far from the A58. The unit benefits from electricity supply, WC facilities, onsite parking, and 24 hour access.



Lease Type

New

✔ Unit Summary

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

[View Floor Plans](#)

[View Virtual Tour](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,000.00	£9.32
Rates	Not specified	Not specified
Maintenance Charge	£3,000.00	£1.55
Insurance	£386.40	£0.20
Total Cost	£21,386.40	£11.07

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/UIP0100100

+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
A6: <1 mile



Airport
Leeds Bradford Airport: 20 miles



Rail
A6: <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	B (29)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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