

Industrial

Unit 7 | Caldene Business Centre

📍 Burnley Road, Mytholmroyd, Halifax, West Yorkshire, HX7 5QJ

Unit 7 | 2,071 sq ft

Versatile industrial unit situated on busy industrial estate

Benefitting from 3 phase power and 24 hour access, this space is an ideal storage or starter unit situated on a busy industrial estate. Caldene Business centre is secure with electrically operated main entrance gates and CCTV. The units front onto a large communal courtyard that offers excellent circulation space and on-site parking facilities for both customers and employees.

Lease Type

New



✔ Unit Summary


- 3 Phase Power
- Flexible Space
- 24 Hour Access
- Starter Unit
- Storage Unit
- Close to Transport

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,500.00	£5.07
Rates	£3,225.60	£1.56
Maintenance Charge	£3,850.00	£1.86
Insurance	£150.14	£0.07
Total Cost	£17,725.74	£8.56

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

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

The estate is positioned a short drive away from Junction 24 of the M62, accessed via the A629. Access to Halifax is provided by the A646 and A58 within a 15 minute drive.



Airport

Leeds Bradford Airport is situated approximately 20 miles north-east of the property and is within 1 hour drive time.



Rail

The estate is positioned a short drive away from Junction 24 of the M62, accessed via the A629. Access to Halifax is provided by the A646 and A58 within a 15 minute drive.

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 with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C

Key Contacts



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