

Industrial

# UNIT 11 | CALDENE BUSINESS CENTRE

Burnley Road, Mytholmroyd, HX7 5QJ

## UNIT 11 | 304 SQ FT

High quality industrial unit in a prominent industrial location

This unit is an ideal starter unit or secure storage space, situated on a modern industrial estate in a convenient location, not far from the A58. The unit benefits from onsite parking and 24 hour access.

Lease Type

New



### Unit Summary

- Storage Unit
- Car Parking
- Close to Transport
- 24 Hour Access
- Flexible Space
- Premier Industrial Location

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,300.00	£14.14
Rates	£806.40	£2.65
Maintenance Charge	£1,500.00	£4.93
Insurance	£260.80	£0.86
<b>Total Cost</b>	<b>£6,867.20</b>	<b>£22.59</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.

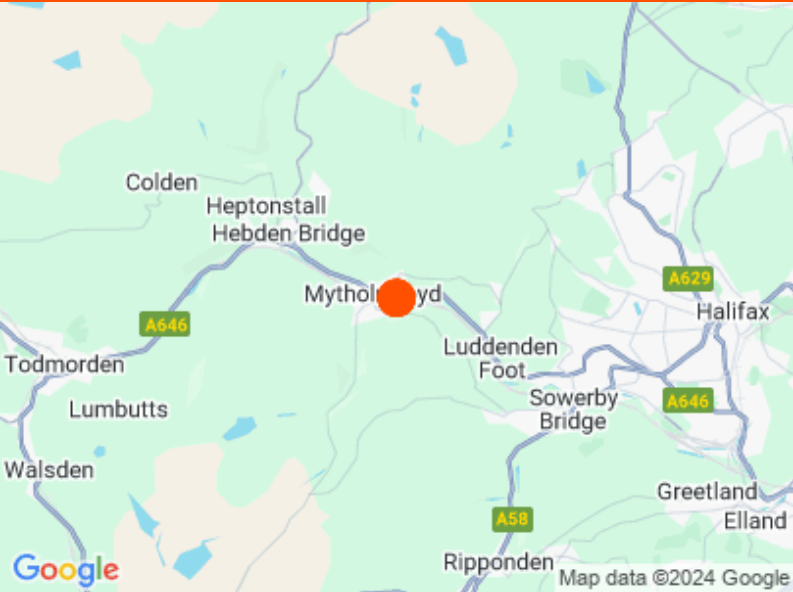
For more info please visit: [unit.info/UIP0100108](http://unit.info/UIP0100108)

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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 (40)

## 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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