

Industrial

2 Rockwood | Caldene Business Centre

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

2 Rockwood | 2,000 sq ft

Perfect storage or starter unit on a high quality modern industrial development

This unit is situated on a modern estate catering for a variety of business uses. It is ideal for SMEs based in a strong industrial location and is the ideal size for extra storage or small/start up businesses. The unit benefit from separate WC facilities, kitchenette and car parking.

Lease Type

New



✔ Unit Summary

- Generous Car Parking
- CCTV
- 24hr Access
- Flexible Space
- Starter Unit
- WC facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,400.00	£7.20
Rates	£4,800.00	£2.40
Maintenance Charge	£2,200.00	£1.10
Insurance	£140.00	£0.07
Total Cost	£21,540.00	£10.77

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 Park is located in the Calder Valley, in a highly desirable position with the main Yorkshire to Lancashire trunk road (A646) passing the gates.



Road
15 minutes for A58



Airport
Leeds Bradford 15.9m, Manchester 28.8m



Rail
Mytholmroyd 0.3m, Hebdon Bridge 1.5m, Sowerby Bridge 3.2m

Additional Information

Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases
EPC	available on request

Key Contacts



Industrials Asset Manager

Elizabeth Harman



+44 (0)800 122
3690

Industrials

Letting Agent: **Industrials**

180 Great Portland Street, London, W1W 5QZ



Letting Agent: **Ryden**

3rd Floor Carlton Tower, 34 St Pauls Street, LS1 2QB



enquires@industrials.co.uk
0800 122 3690

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