

Industrial

# Wessex House | Caldene Business Centre

📍 Burnley Road, Mytholmroyd, HX7 5QJ

## Wessex House | 941 sq ft

High quality industrial unit in a prominent industrial location

This flexible space 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 electricity supply, WC facilities, onsite parking, and 24 hour access.

Lease Type

New



### ✔ Unit Summary

- Electric Roller Shutter Door
- 3 Phase Power
- Well Maintained Estate
- 24 Hour Access
- Car Parking
- Flexible Space

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,500.00	£10.10
Rates	£3,628.80	£3.86
Maintenance Charge	£1,500.00	£1.59
Insurance	£188.20	£0.20
<b>Total Cost</b>	<b>£14,817.00</b>	<b>£15.75</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/UIP0100101](http://unit.info/UIP0100101)

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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.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (62)

## 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 Industrials.co.uk."



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