

# 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

Lease Type

Nev



# Unit Summary

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

## **f** 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
Total Cost	£14,817.00	£15.75

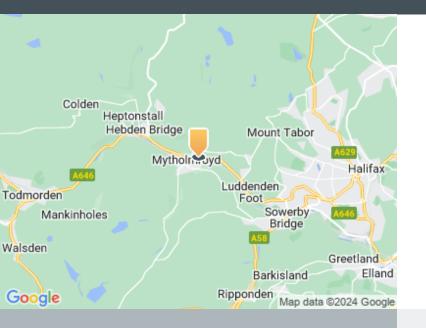
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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 blo

# Wessex House | Caldene Business Centre







### 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)

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enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

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## **Key Contact**

