

Industrial

Unit 7B | Brookfoot Business Park

📍 Brookfoot Lane, Brighouse, HD6 2SD

Unit 7B | 1,382 sq ft

Refurbished Office available soon

Currently under refurbishment, these offices are just outside of Brighouse town centre. Benefiting from their own kitchen and shared W/C facilities, the building is alarmed with additional security measures and ample parking available on site.

Lease Type

New



✔ Unit Summary

- 24 Hour Access
- High Level of Office Accommodation
- LED Office Lighting
- Kitchen Facilities
- Car Parking
- Double Glazed Windows and Doors


View Floor Plans →

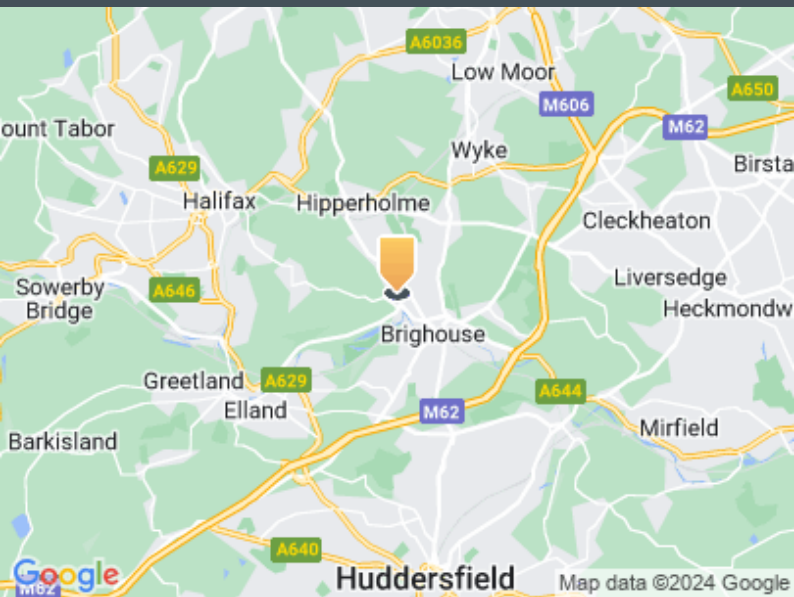
£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,900.00	£7.89
Rates	£2,550.00	£1.85
Maintenance Charge	£4,700.00	£3.40
Insurance	£276.40	£0.20
Total Cost	£18,426.40	£13.33

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

Brookfoot Business Park is located off Elland Road, less than 1 mile from Brighouse town centre



Road
Close to Junction 25 of the M62



Airport
Leeds Bradford Airport is approximately 17 miles away



Rail
Close to Junction 25 of the M62

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	D (79)

Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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