

TO LET

MODERN INDUSTRIAL UNITS

- Refurbished Industrial / Warehouse Units To Let
- Access via Ground Level Roller Shutter Doors
- Eaves height of up to 6m
- Established industrial location



CALDENE BUSINESS CENTRE
Mytholmroyd, Hebden Bridge, HX7 5QJ

1,932 – 11,623 sq. ft

**Lambert
Smith
Hampton**

DESCRIPTION

Caldene Business Centre is a modern industrial estate with over 20 light industrial and warehouse units spread across five blocks. The units range from 1,932 sq ft to 12,000 sq ft, catering to various business needs.

The estate is secure, with electrically operated entrance gates and CCTV surveillance. The units are arranged around a communal courtyard, offering good circulation space, and on-site parking is available for both customers and employees.

AVAILABLE ACCOMMODATION

Unit	Gross Internal Area (Sq. Ft)
Unit 1 & 2 Sandown House	11,623
Unit 1 Rockwood House	1,932
Unit 2 Rockwood House	1,932
Unit 2 Windsor House	3,683



LOCATION

In terms of transport, the estate is well-connected. It’s around 6 miles west of Halifax and 13 miles east of Burnley, with easy access to the A646 road, which links to the M62 motorway.

Mytholmroyd Railway Station is just 0.2 miles away, providing services to Leeds, Manchester and nearby towns. Leeds Bradford Airport is about 25 miles away, accessible via the M62 and A658 roads, making the location convenient for both local and regional travel.



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Unit 1 & 2 Sandown House - £59,500

Unit 1 Rockwood House - £13,000

Unit 2 Rockwood House - TBC

Unit 2 Windsor House - £24,000

EPC

Unit 1 & 2 Sandown House - B (44) – valid until 23/03/2036

Unit 1 Rockwood House – B (29) - valid until 07/08/2034

Unit 2 Rockwood House – TBC

Unit 2 Windsor House – B (48) - valid until 19/08/2033

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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VIEWING & FURTHER INFORMATION

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