

Industrial

UNIT 7B | BROOKFOOT BUSINESS PARK

Brookfoot Lane, Brighouse, HD6 2SD



UNIT 7B | 1,382 SQ FT

Refurbished Office

Currently under refurbishment, these offices are just outside of Brighouse town centre. Benefitting from their own kitchen and shared W/C facilities, the building is alarmed with additional security measures and ample parking available on site. In terms of transport links, Brookfoot Business Park is conveniently located being approximately 1 mile from the M62 motorway, providing direct routes to major cities such as Leeds and Manchester. Brighouse Railway Station is about 1 mile away, offering regular services to Leeds, Manchester, and other regional destinations. Leeds Bradford Airport is approximately 17 miles from the park, accessible via the M62 and A658 roads.

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

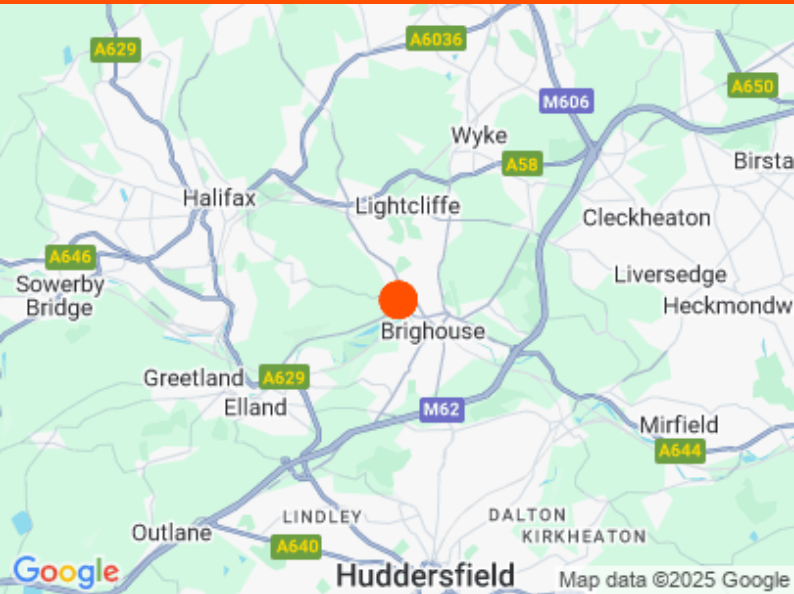
	Per Annum	Per Sq Ft
Rent	£10,300.00	£7.45
Rates	£2,550.00	£1.85
Maintenance Charge	£4,700.00	£3.40
Insurance	£276.40	£0.20
Total Cost	£17,826.40	£12.90

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
M62: 1 mile
-  Airport
Leeds Bradford Airport: 17 miles
-  Rail
Brighouse Station: 1 mile

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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)



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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 Indurent."

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 For more info please visit: unit.info/UIPO101068

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