

# UNIT TO LET

# UNIT 3



Office 1. 278 sq ft (25.8m<sup>2</sup>)

Office 2. 127 sq ft (11.7m<sup>2</sup>)

Designated Car Parking

High Roller Shutter Door

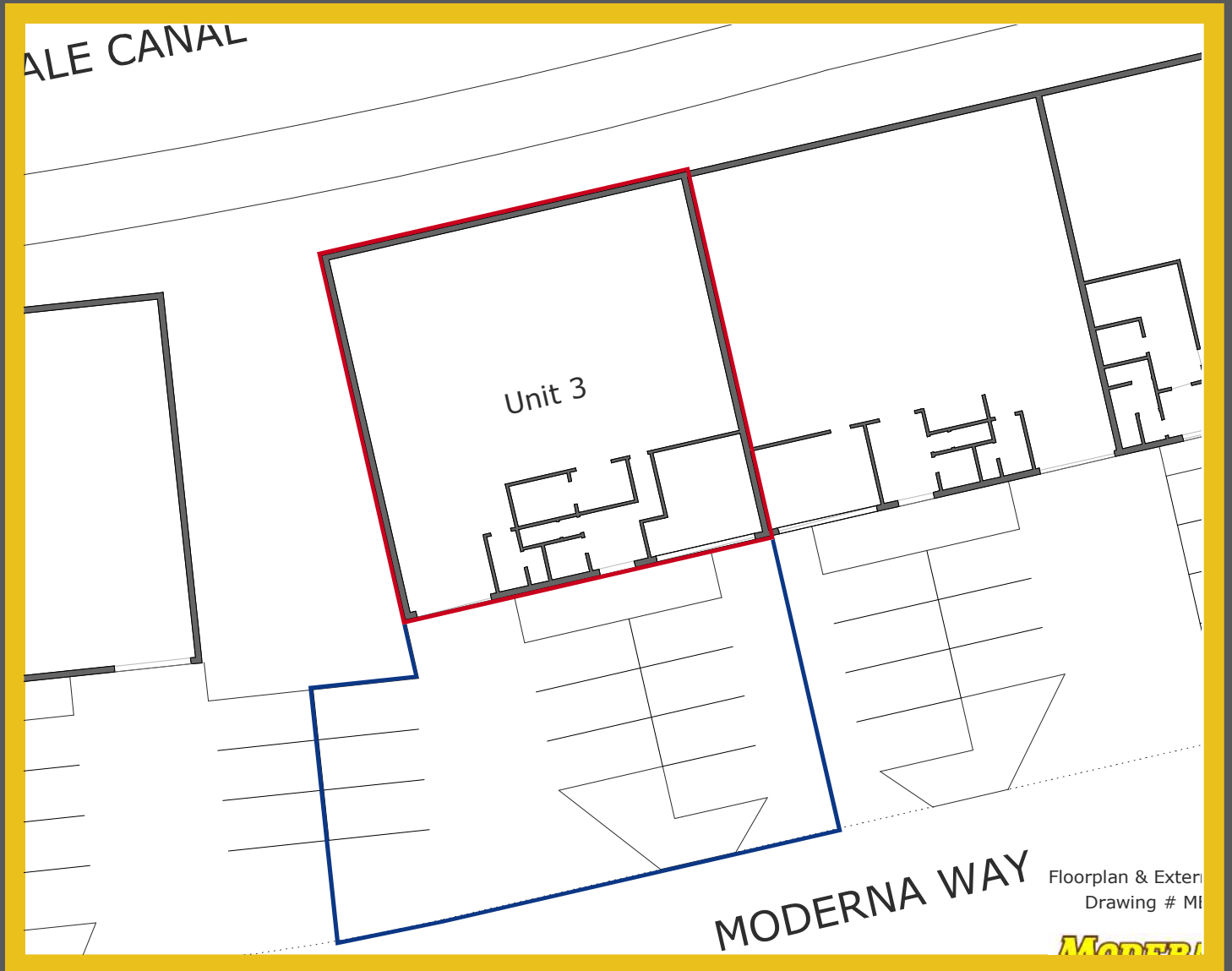
Scope for Customisation

## **Unit 3 - Commercial**

Unit 3 is a low bay unit enjoying a prominent position within the business park. It boasts an electric roller shutter, two office spaces and fully fitted kitchen area. There is scope for customisation, and we recommend viewing to see this unit's full potential.

# FLOORPLAN

# UNIT 3



Footprint



Designated Parking

Please note there are an additional 100 car parking spaces available on a first come, first served basis

## Our Location

Moderna Business Park is located in Yorkshire, close to the Lancashire border. It is conveniently located on the A646 Burnley Road on higher ground in Mytholmroyd and remains unaffected by flooding. Halifax is under 10 minutes drive away and Bradford around 30 minutes. We are near to the Mytholmroyd Train Station, which is served by the Calder Valley rail network, with direct trains from both Leeds Central Station and Manchester Victoria Station.

## About Moderna

We have been providing professional and affordable business units to the Calder Valley for decades. Ranging from commercial and industrial units to fully managed office spaces, accessible 24 hours a day. We provide on site maintenance, a high level of security, designated car parking and a landscaped site in a picturesque setting adjacent to an arterial route between Yorkshire and Lancashire.

## Terms & Legal Costs

The premises are offered to let for a term of years to be agreed on a new Fully Repairing and Insured lease. Rental upon application. Any price and rent quoted will be exclusive of VAT.

Each party is to be responsible for their own legal costs incurred in this transaction

## Business Rates

The existing rateable value is £10,000. Calderdale MBC use this figure and apply the current multiplier to calculate the rates payable. Any alterations may affect the rateable value.

## Viewing

For viewing enquiries and arrangements please contact us to book a viewing at your convenience.

