

7465/MB

## TO LET

### UNIT 5A TOWNFOOT INDUSTRIAL ESTATE BRAMPTON, CARLISLE, CA8 1SW

**94.67 sq m (1,020 sq ft)**



#### LOCATION

Townfoot Industrial Estate is a popular development situated to the eastern side of the market town of Brampton, some 9 miles east of Carlisle and J43 and J44 of the M6 motorway. The estate is also close to the A69 Newcastle to Carlisle trunk road. Occupiers on the estate include Stalkers Transport, Safe Door International, Omega Music and Travis Perkins.

#### DESCRIPTION

An end and mid terraced unit of cavity brick and block work, built under a shallow pitched insulated profiled steel sheet roof.

- Sectional up and over door
- Eaves height 3.6m
- Toilet facilities
- 2 no. car parking spaces

#### ACCOMMODATION

Unit 5A 94.67 sq m (1,020 sq ft)

#### SERVICES

Mains water, electricity and drainage are laid on. Interested parties should satisfy themselves as to the suitability of services.

#### RATEABLE VALUE

The units currently form part of a larger rating assessment and will therefore require reassessment at such a time as a letting takes place.

#### TERMS

**Unit 5A** is offered to let by way of a new full repairing and insuring lease for a minimum term of 3 years incorporating periodic rent reviews.

A service charge will be levied in respect of landlord's expenditure in repairing and maintaining the common areas of the estate.

A minimum deposit equivalent to 3 months rent will be required, subject to tenant status.

#### RENT

The rent is **£8,670** per annum exclusive.

#### ENERGY PERFORMANCE CERTIFICATE

**Unit 5A** has an Energy Performance Asset Rating of **C-60**.

#### COSTS

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

#### VAT

Rentals and other outgoings quoted are exclusive of VAT

#### VIEWING

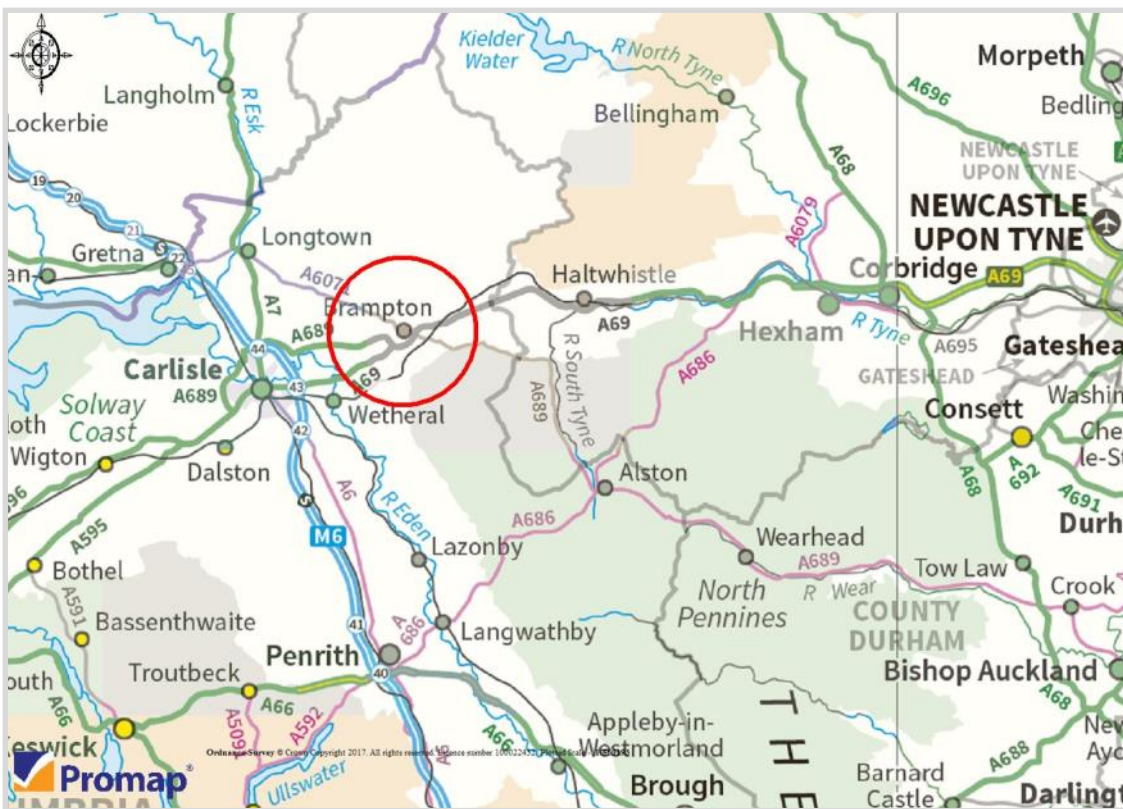
Strictly by appointment with the sole agents Carigiet Cowen.

Michael Beales 01228 635003  
mbeales@carigietcowen.co.uk

#### Details prepared

February 2024





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