

7439/MB

## TO LET

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

**\*\* 100% BUSINESS RATES RELIEF \*\*  
FOR QUALIFYING OCCUPIERS**

**\*\* RENT FREE INCENTIVES AVAILABLE \*\***

#### 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 and Travis Perkins.

For identification purposes only, **Unit 5C** is shown outlined red on the OS plan extract overleaf.

#### DESCRIPTION

A mid terraced unit of cavity brick and block work, built under a pitched profiled steel sheet roof. There is currently a tenant fitted office and mezzanine in place which can be kept if required.

- Sectional up and over door
- Toilet facilities
- Good car parking and access

#### ACCOMMODATION

**Gross Internal Area** 72 sq m (775 sq ft)

#### SERVICES

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

#### RATEABLE VALUE

**Unit 5C** The Valuation Office Agency describes the property as warehouse and premises with a 2023 List Rateable Value of £3,750.



#### TERMS

**Unit 5C** 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 **£6,975 per annum** exclusive.

#### ENERGY PERFORMANCE CERTIFICATE

**Unit 5C** has an Energy Performance Asset Rating of **D-85**.

#### COSTS

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

#### VAT

Rentals and other outgoings quoted are exclusive of VAT which will be charged in addition.

#### VIEWING

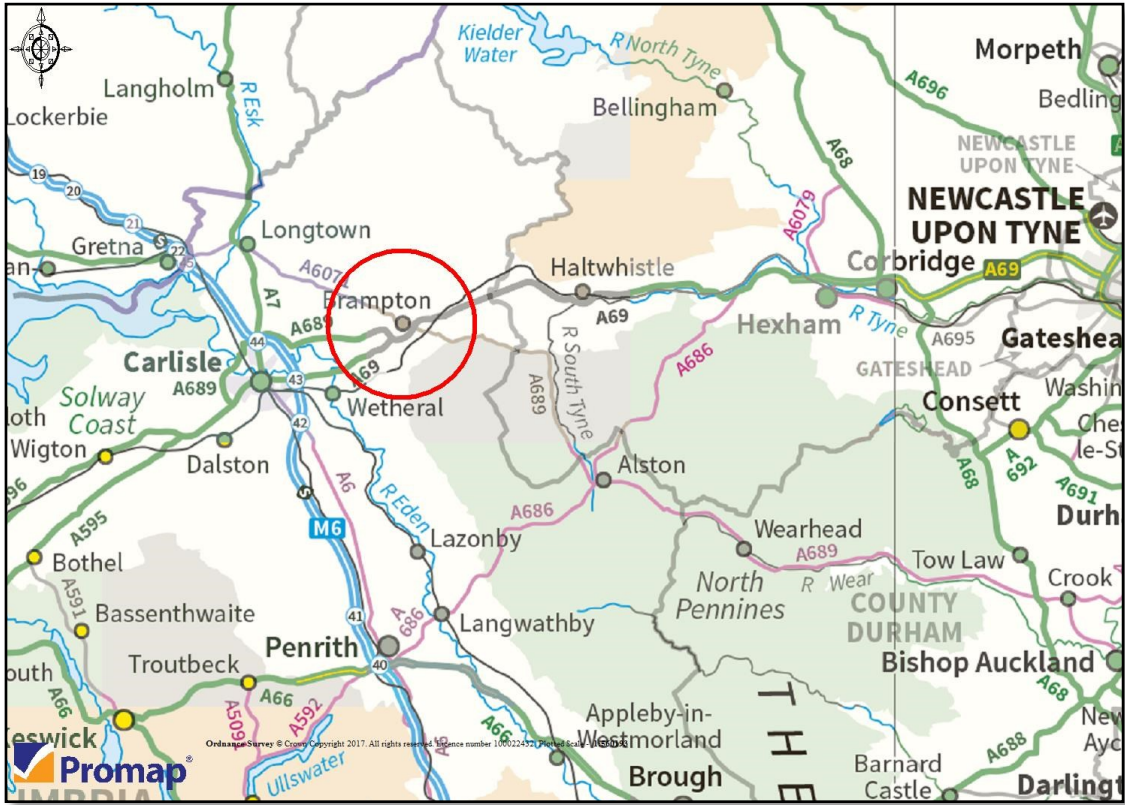
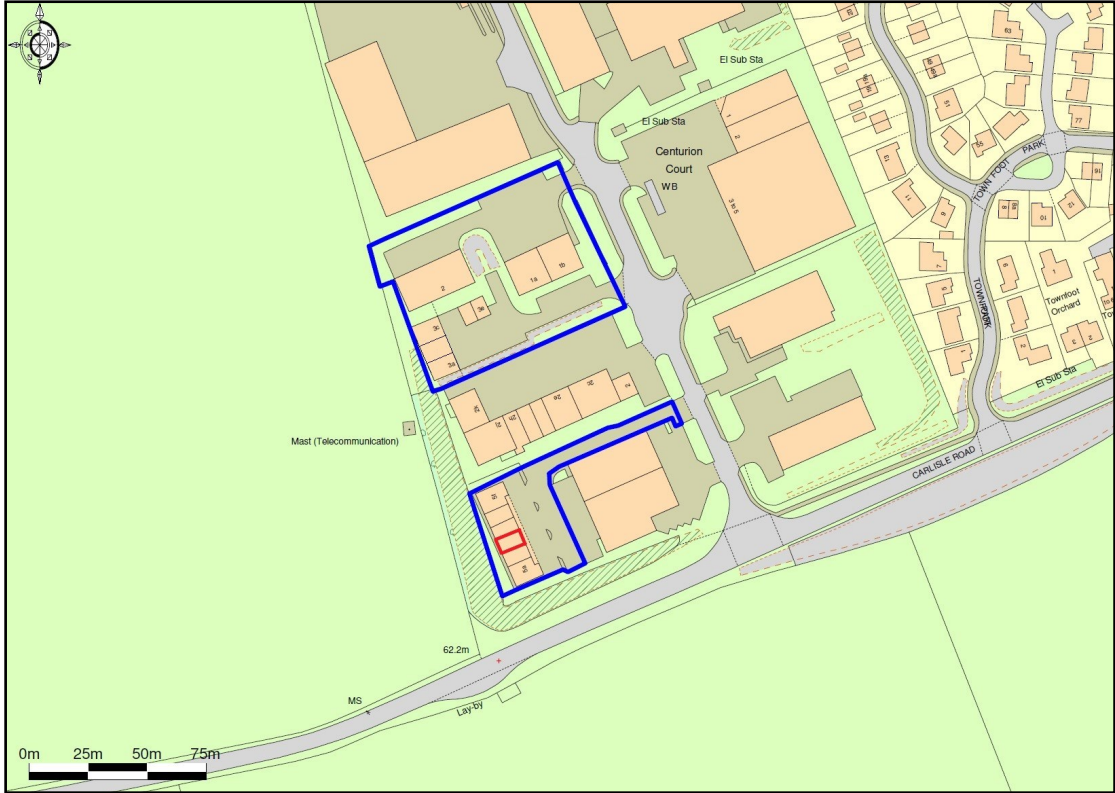
Strictly by appointment with the sole agents Carigiet Cowen. For further information please contact:

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**Details prepared** December 2023

# Carigiet Cowen



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