

3725/RP

On the instructions of



## BRAMPTON

### UNIT 1A

### TOWNFOOT INDUSTRIAL ESTATE

# TO LET

#### 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 junctions 43 and 44 of the M6 motorway. The estate is also close to the A69 Newcastle to Carlisle trunk road. Occupiers on the estate include Stalkers Transport, BPI Films, Omega Music and Travis Perkins Builders Merchants.

#### DESCRIPTION

A semi detached unit of steel portal frame construction with cavity brickwork walls to a dado level and modern profile metal sheeting above under a mono pitched roof. The unit has a maximum clear eaves height of 4.85 m (15' 11") falling to 3.75 m (12' 4"). Vehicular access is via a sliding steel concertina door opening onto a shared service yard area.

#### ACCOMMODATION

<b>Gross Internal Area</b>	<b>266.71 sq m</b>	<b>(2871 sq ft)</b>
Comprising		
Warehouse/workshop	188.35 sq m	(2027 sq ft)
Office/ancillary block	39.18 sq m	( 422 sq ft)
Mezzanine above	39.18 sq m	( 422 sq ft)

#### SERVICES

Mains gas, water, electricity and drainage are laid on.

#### RATEABLE VALUE

The Valuation Office Agency website shows the property has a 2010 Rateable Value of £8,800.

The current (2010/2011) national non domestic rate in the £ is 41.4p. Applicants are advised to make their own enquiries of the local rating authority, telephone 0845 050 4434.

#### TERMS

The unit is offered to let by way of a new 5 year lease or multiples thereof incorporating periodic reviews. Rent from **£13,000 pa exclusive**.

The unit could be combined with the adjacent Unit 1B, subject to availability. Terms on application.

#### COSTS

The ingoing tenant to meet the landlord's reasonable legal costs.

#### VAT

Rentals and any other outgoings quoted are exclusive of VAT

#### VIEWING

Strictly by appointment with Carigiet Cowen.

#### Details amended

April 2010





Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of Intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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