

TO LET

UNIT 5C

TOWNFOOT INDUSTRIAL ESTATE, BRAMPTON, CA8 1SW

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *

* RENT FREE INCENTIVES AVAILABLE *



LOCATION

Townfoot Industrial Estate is a popular development situated on 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.

DESCRIPTION

A mid terraced unit of cavity brick and block work, built under a pitched profiled steel sheet roof. Sectional up-and-over shutter door. Internally, it is an open-plan unit with a kitchenette and WC facility.

ACCOMMODATION

| Floor | Sq m | Sq ft |
|---------------------|------|-------|
| Gross Internal Area | 72 | 775 |
| WC | | |

SERVICES

We understand mains water, electricity, and drainage are connected to the property.

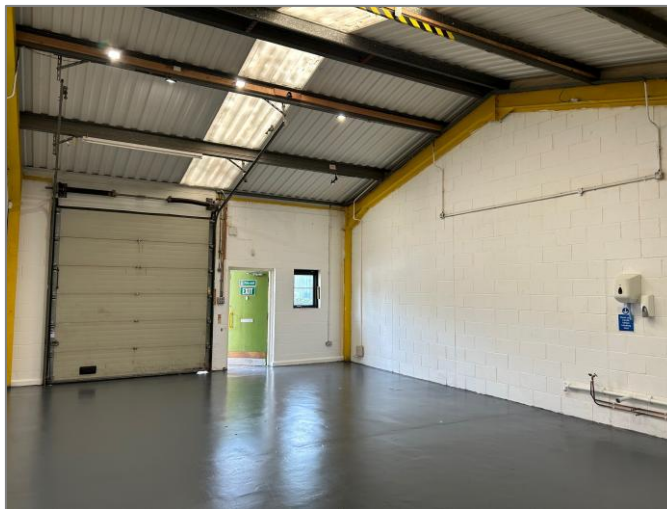
RATEABLE VALUE

The Valuation Office Agency website describes the property as Warehouse and premises with a 2023 List Rateable Value of £3,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

Unit 5C has an Energy Performance Asset Rating of D (85).





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LEASE TERMS AND RENT

Unit 5C is available TO LET by way of a new full repairing and insuring lease for a minimum term of 3 years, incorporating periodic rent reviews, at a rent in the region of **£7,500 per annum exclusive**.

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

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a minimum rental deposit of 3 months may be required as part of any new letting.

VAT

VAT is payable on the rent and other outgoings.

VIEWINGS

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

Michael Beales

Tel: 01228 635003

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Prepared: September 2025

7890/MB

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