

7683/MB

## TO LET

### UNIT 3A TOWNFOOT INDUSTRIAL ESTATE BRAMPTON, CARLISLE, CA8 1SW

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



#### 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.

#### DESCRIPTION

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

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

For identification purposes only, the property is shown outlined in red in the attached plan overleaf.

#### ACCOMMODATION

**Gross Internal Area 91.77 sq m (988 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 3A has a 2023 List Rateable Value of £4,650. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

#### TERMS

Unit 3A is offered to let by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of **£10,000 per annum** exclusive.

A service charge will be levied in respect of landlord's expenditure in repairing and maintaining the common parts of the estate. The current service charge is estimated to be approximately **£525 p.a.**

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

#### ENERGY PERFORMANCE CERTIFICATE

Unit 3A has an Energy Performance Asset Rating of D-99.

#### COSTS

Each party will bear their own legal costs involved 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:

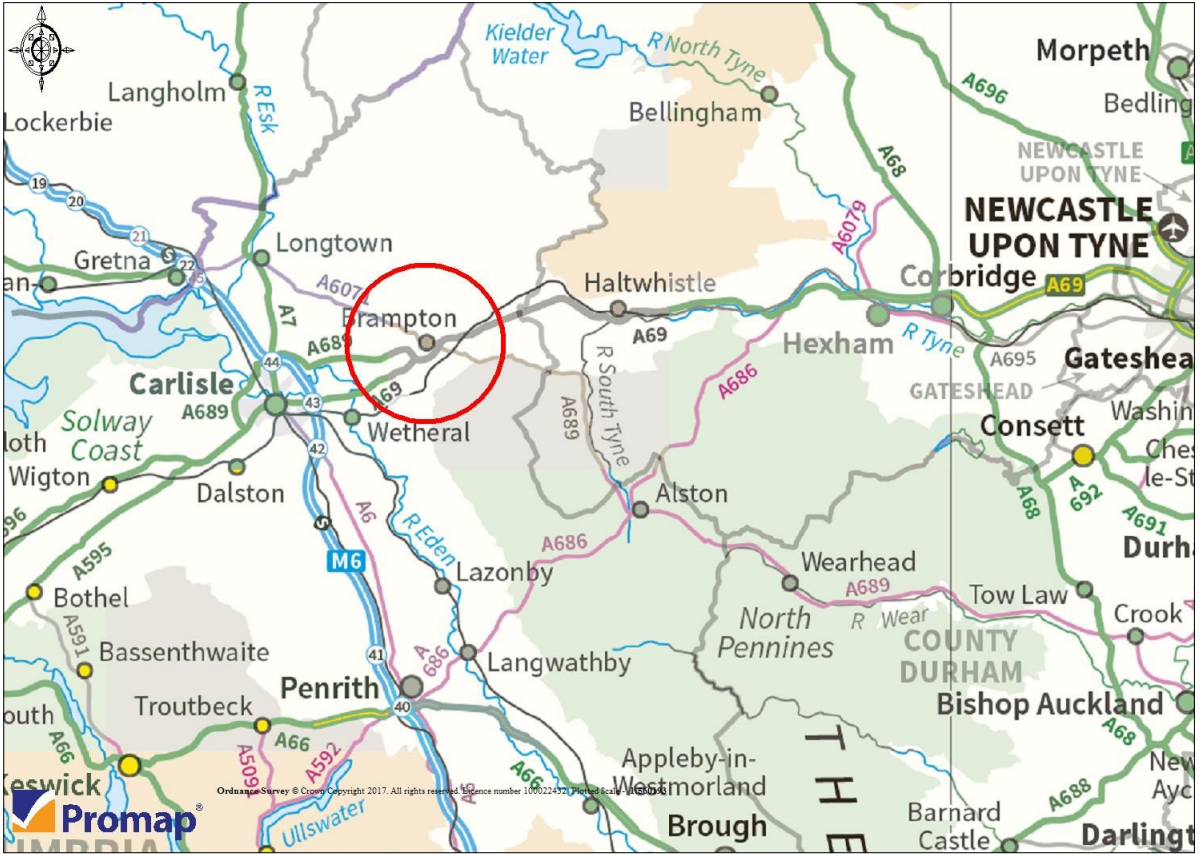
Mike Beales | Tel: 01228 635 003

Email: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)

Amelia Harrison | Tel: 01228 635 007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

# Carigiet Cowen



Carigiet Cowen Ltd 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 of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.