

**UNIT 5E & 5F
TOWNFOOT INDUSTRIAL ESTATE
BRAMPTON

TO LET
732 - 1,754 SQ FT (68.05 - 162.99 SQ M)**

**LOCATION**

Townfoot Industrial Estate is a popular industrial estate 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

2 no. terraced workshop/ storage units of cavity brick and block work, built under a shallow pitched insulated profiled steel sheet roof. Specification includes:

- Sectional up and over door
- Eaves height 3.6m
- Toilet facilities
- On site car parking

ACCOMMODATION

Unit	Floor Area Sq Ft	Floor Area Sq M	Rent Per Annum	Service Charge P.A.	Buildings Insurance P.A.	EPC
5E	732	68.05	UNDER OFFER	£306	£249	D-82
5F	1,022	94.94	£7,155	£427	£347	C-51

SERVICES

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

BUSINESS RATES

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

The units are offered as a whole (subject to availability) or individually by way of a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof. A deposit equivalent to 3 months' rent will be required.

COSTS

The Tenant may be required to cover the Landlord's reasonable legal costs.

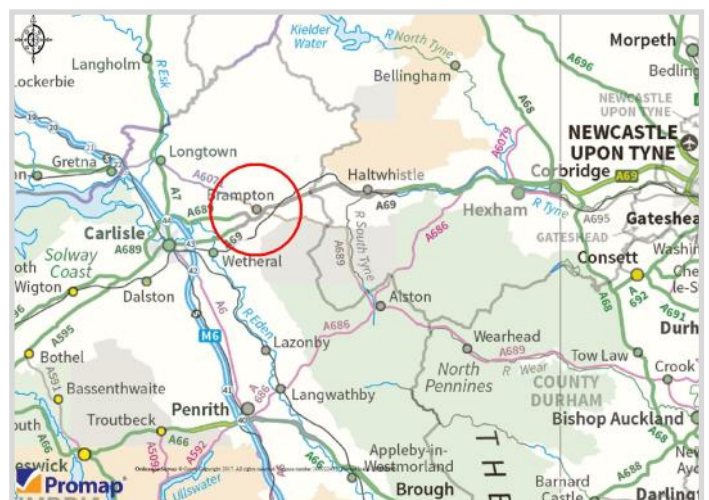
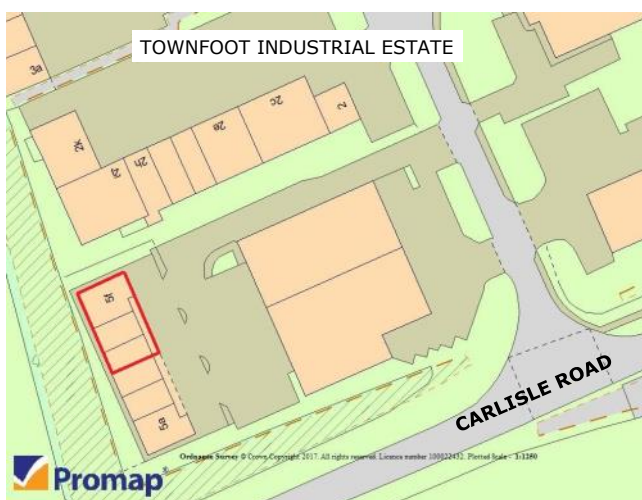
VAT

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

VIEWING

Strictly by appointment with the sole agent Carigiet Cowen.

Michael Beales
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