

To Let

Incentives Available

Centurion Court Townfoot Industrial Estate Brampton Carlisle CA8 1SW



New/refurbished industrial units

Location

Centurion Court is located on Townfoot Industrial Estate on the western fringe of the market town of Brampton approximately 8 miles east of Carlisle and Junctions 43 and 44 of the M6 Motorway. The estate is at the junction of the A69 and A696 trunk roads linking the M6 Motorway with Newcastle Upon Tyne. Occupiers on the estate include Travis Perkins, Stalkers Transport, Cumbria County Council and Omega Music.

Description

Centurion Court comprises 5 new/refurbished industrial units and offer modern flexible space. Units 1, 2 & 5 are new build units of steel portal frame construction with brick/blockwork walls to a dado level with insulated profile plastisol coated cladding above to the pitched roofs. Each unit is accessed via a 4m wide x 5m high electrically operated roller shutter doors. Unit 3/4 is a refurbished unit of concrete portal frame construction with brick/blockwork walls. This unit has been fully re-clad in modern insulated profile plastisol coated cladding to the walls and pitched roofs. This unit is available as a single unit or is capable of sub-division in to 2 further units. Unit 4 is accessed via an electrically operated roller shutter door with a width of 4.5m and a height of 6m. Unit 3 is accessed via an electrically operated roller shutter door with a width of 5.5m and a height of 4.4m. Externally each unit benefits from access to a large concrete circulation and parking area with 2 access/egress points to the main estate road.

Accommodation

Unit No	Sq m	Sq ft	Eaves Height
1 (Let)	379	4,081	6m (20ft)
2 (Let)	404	4,351	6m (20ft)
3	840	9,037	6m (20ft)
4	564	6,074	12m (40ft)
5	968	10,416	6m (20ft)
Total area	3,155	33,959	

All units can be combined – Units 3 & 4 are currently combined.

Services

Mains gas, 3 phase electricity, water and drainage are connected.

Planning

The units have consent for uses falling within Classes B1, B2, B8 as defined in the amended Town & Country Use Classes Order.

Tenure

The units are available by way of new full repairing and insuring leases on terms to be agreed.

Rentals

Unit No	£ per sq ft	
1	Let	Let
2	Let	Let
3	£3.50	
4	£3.50	
5	£3.75	

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the preparation of a new lease.

VAT

All rentals, prices and outgoings are quoted exclusive of but may be subject to VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Simon Adams dealing (simon@peill.com) or joint agents Carigiet Cowen.

