

Miller Commercial

Chartered Surveyors and Business Property Specialists



36A Pennygillam Industrial Estate, Launceston PL15 7ED

- TO LET - FIRST FLOOR OFFICE
- VERSATILE BUSINESS / OFFICE UNIT
- 910 SQ FT (84.61 SQ M)
- EASY ACCESS TO A30
- FOUR DEMISED PARKING SPACES
- EPC C (53)

£9,500 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

Pennygillam Industrial Estate in Launceston is strategically located just off the A30 close to the Cornwall/Devon border, providing easy access both west and east and located approximately halfway between Truro to the West and Exeter to the east.

DESCRIPTION

Attractive modern first floor office space accessed via a separate entrance with four demised parking spaces. The unit comprises a mix of five private offices/meeting rooms as well as kitchen and a male and female WC.

ACCOMMODATION

First floor 84.61 sq m (910 sq ft)

TERMS

Available by way of a new lease with terms to be agreed.

BUSINESS RATES

We understand the Ratable Value for the unit is £6,400. As such, for small business operating out of one commercial unit, this will fall beneath the minimum threshold for small businesses to claim relief. However, please do not rely on this information and make your own enquiries with the local authority.

LEGAL COSTS

Each party to bear their own legal costs

VAT

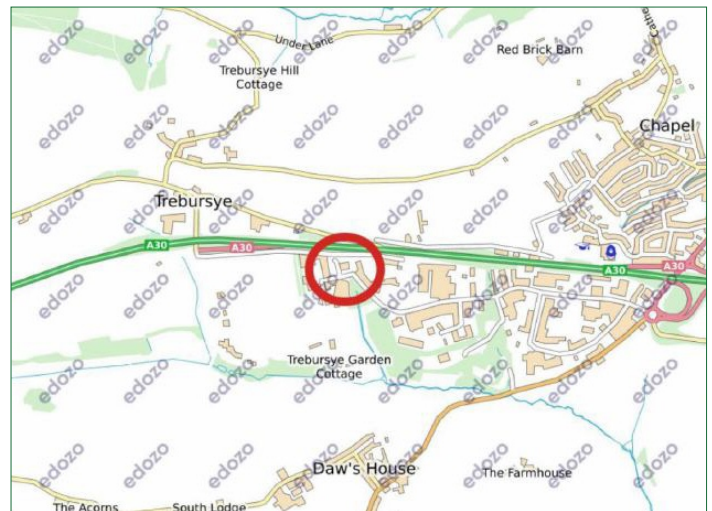
All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C (53)

ESTATE SERVICE CHARGE

There is an estate service charge which is



currently £500 per annum.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk or Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.



Miller Commercial

