



UNIT 2 TAMAR UNITS, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, CORNWALL, PL15 7ED

The property comprises an end of terrace two storey business unit of circa 1990's construction.

Internally, the property has been subdivided on both ground and first floors to create both open plan work space as well as several private offices/meeting areas.

There is a small kitchenette on the ground floor and the property is accessed by two entrances to the front.

Car parking is to the front of the unit.

- TO LET
- VERSATILE BUSINESS / OFFICE UNIT
- 1,241 SQ FT (115.29 SQ M)
- EASY ACCESS TO A30
- GROUND AND FIRST FLOOR
- CAR PARKING INCLUDED
- EPC RATING D (82)

£12,500 PER ANNUM EXCLUSIVE



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:

The property comprises an end of terrace two storey business unit of circa 1990's construction. Internally, the property has been subdivided on both ground and first floors to create both open plan work space as well as several private offices/meeting areas.

There is a small kitchenette on the ground floor and the property is accessed by two entrances to the front.

Car parking is to the front of the unit.

The unit is heated by gas central heating, however, additional heating and cooling is available from several ceiling and wall mounted air conditioning units.

SCHEDULE OF ACCOMMODATION:

The property provides:

Ground Floor: 568 sq ft (57.72 sq m)

First Floor: 673 sq ft (62.56 sq m)

Total: 1241 sq ft. (120.28 sq m)

SERVICE CHARGE:

There is a small estate charge to cover the upkeep and maintenance of the common parts. Full details on request.

LEASE TERMS:

Available on a Full Repairing and Insuring Lease at an annual rent of £12,500.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £13,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (82).

SERVICES:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

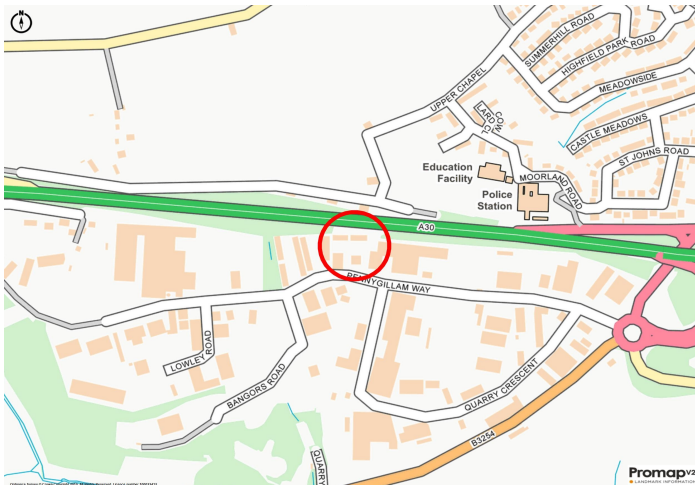
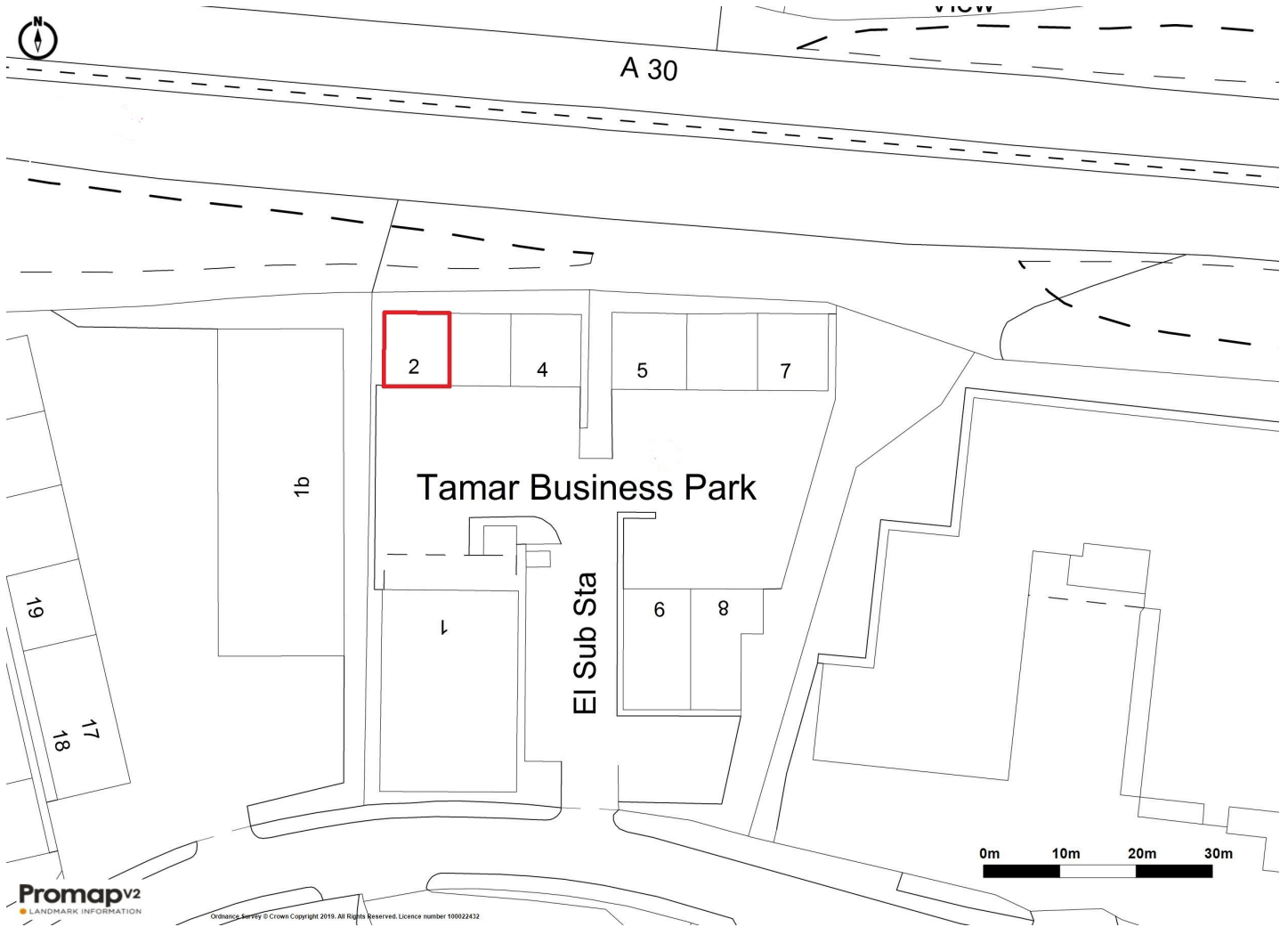
Transco: 0800 111 999

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



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