



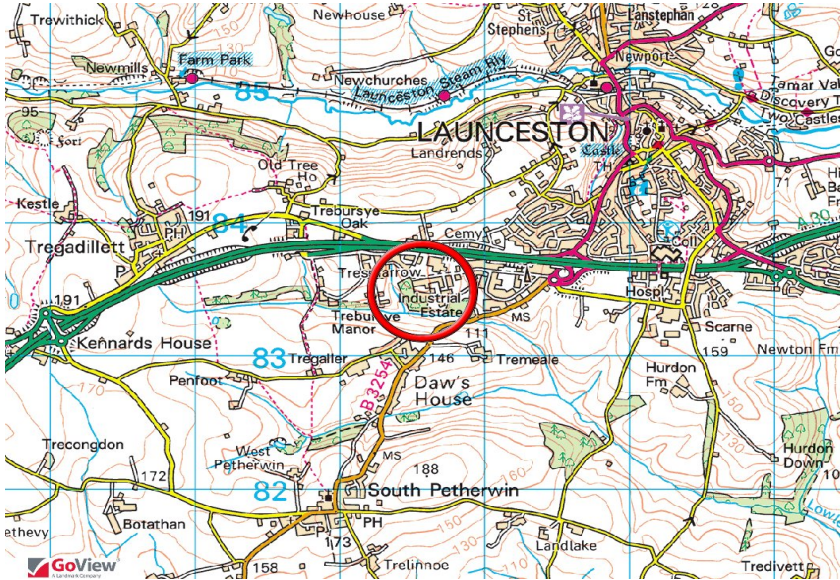
## 15A AND 15B LOWLEY ROAD, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7PY

A pair of semi-detached industrial units, of steel portal frame construction with masonry and clad elevations under a profile steel clad roof incorporating translucent daylight panels, providing a minimum height to eaves of 5m (4.6m to underside of haunch). Each unit has a roller-shutter goods entrance measuring 3m wide x 3.6m high.

A tarmac-surfaced yard enclosed by secure palisade fence and gates provides at least 3 parking spaces per unit plus delivery apron. Both units have staff welfare and Unit 15a has a first-floor meeting room over the welfare block.

**From £10,000 PER ANNUM EXCLUSIVE**

- RECENTLY REFURBISHED INDUSTRIAL UNITS CLOSE TO A30
- AVAILABLE TOGETHER OR SEPERATELY
- UNITS FROM 1,541 SQ FT (143 SQ M) TO 3,125 SQ FT (298 SQ M)
- LARGE ENCLOSED TARMACED YARD WITH ALLOCATED PARKING
- MINIMUM 3 PARKING SPACES PER UNIT
- STAFF WELFARE FACILITIES
- GATED, FENCED & SURFACED CAR PARKING (SHARED)
- EPC RATING OF E (120)



**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION:

Lowley Road is located mid way along the Pennygillam Industrial Estate, on the outskirts of Launceston, adjacent to the A30, which provides links to Cornwall, Exeter and the M5 to the east. Other businesses in the estate are a mixture of regional and national companies. Nearby occupiers include: Hadley Engineering, Euro Car Parts, Motor Parts Direct, Gregory Distribution, Western Electrical and RGB.

#### PREMISES:

A pair of semi-detached industrial units, of steel portal frame construction with masonry and clad elevations under a profile steel clad roof incorporating translucent daylight panels, providing a minimum height to eaves of 5m.

#### SCHEDULE OF ACCOMMODATION:

Unit 15a measures 155 sq m (1684 sq ft)  
 Unit 15b measures 143 sq m (1541 sq ft)  
 Total area available is 298 sq m (3125 sq ft)

#### LEASE TERMS:

Available together or separately, on new conventional FR&I leasehold terms, an initial rent of £10,000pa and £10,750pa respectively.

#### LEGAL COSTS:

Each party to be responsible for their own costs associated with this transaction.

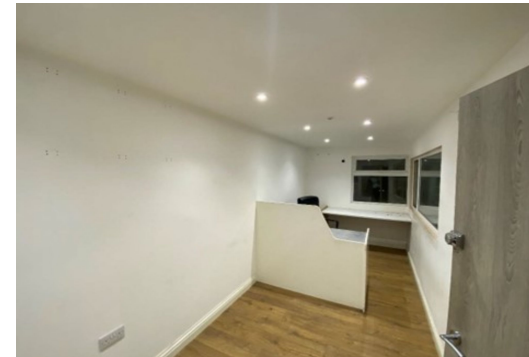
#### VAT:

All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, the property has been elected for VAT.

#### BUSINESS RATES:

Rateable Value (2023):  
 Unit 15A £10,250  
 Unit 15B £10,500.

To find out how much business rates will be payable there is a business rates estimator service via the government website <https://www.tax.service.gov.uk/view-my-valuation/search>



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (120).

#### CONTACT INFORMATION:

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

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Or the Joint Agent at Listers

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