



27B PENNYGILLAM WAY, LAUNCESTON, PL15 7ED

A high quality light industrial / warehouse unit To Let in Pennygillam Industrial Estate, Launceston. Approximately 5,798 sq ft of space internally, including an office on ground and first floor, kitchenette and WCs with a large, 5.5m high automatic roller shutter door to the front.

The unit offers some of the best quality light industrial/warehouse space of its size in the area and is located in a strategically important position, halfway between Truro / Redruth to the west and Exeter to the East. Being positioned on the A30 junction at Launceston, the location offers occupiers quick and easy access east and west on the dual carriageway.

£37,687 per annum excl

- **TO LET - HIGH QUALITY LIGHT INDUSTRIAL UNIT**
- **5,798 SQ FT (539 SQ M) INCLUDING OFFICES, WC'S AND KITCHENETTE**
- **STRATEGIC LOCATION, POSITIONED JUST OFF THE A30**
- **ALLOCATED CAR PARKING**
- **LARGE 5.5M TALL ROLLER SHUTTER DOOR**
- **EPC RATING D (86)**



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

Launceston is well connected to the rest of Cornwall and the wider South West Region. The main A30 highway through Cornwall by-passes the town providing good access to the west and to the east towards Exeter. Newquay International Airport is 37 miles from Pennygillam Way, approximately a 40 minute drive.

DESCRIPTION:

A high quality light industrial / warehouse unit To Let in Pennygillam Industrial Estate, Launceston.

5,798 sq ft of space internally, including an office over ground and first floor, kitchenette and WCs with a large, 5.5m high automatic roller shutter door to the front. Allocated car parking is to the front and the forecourt provides for a large turning/maneuvering area for articulated lorry access.

SCHEDULE OF ACCOMMODATION:

Area = 5,798 sq ft (539 sq m) including office on ground and first floor level, kitchenette and WC's.

LEASE TERMS:

The Leasehold is available at £37,687 per annum plus £200 per annum Ground Rent.

SERVICE CHARGE:

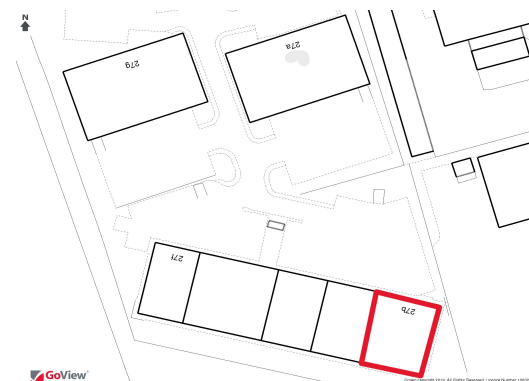
There is a service charge for the estate to cover the cost of upkeep, maintenance and repair of the common areas and the Tenant to pay a fair and reasonable proportion towards this. Full details available on request.

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 £30,750. To find out how much business rates will be payable there is a business rates estimator service via the website. Please do not rely on this information and make your own enquiries with the local authority.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (86).

VAT:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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