



## TAMAR UNITS 5-7, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON PL15 7ED

Pennygillam Industrial Estate is the principal industrial estate for Launceston and is ideally situated adjacent the A30 on the outskirts of the town, providing easy access both east and west, approximately halfway between Truro and Exeter.

The estate has a range of local, regional and national businesses upon it, including Royal Mail, Jo Downs Glass and Charlie Bears. Within close proximity there is an established retail park and Tesco Supermarket. It provides modern industrial and warehouse accommodation in high quality units.

- TO LET
- INTERCONNECTING TERRACE OF OFFICES
- FLOOR AREA OF JUST OVER 5,000 SQ FT IN TOTAL
- EASY ACCESS TO A30
- GROUND AND FIRST FLOORS
- CAR PARKING INCLUDED
- POSSIBLE SUB DIVISION AVAILABLE
- EPC RATING WILL BE CONFIRMED ONCE VACANT POSSESSION HAS BEEN SECURED

**RENT ON APPLICATION**

**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. Launceston has the following amenities nearby: Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 17 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (21 miles by road) and Exeter airport services international and domestic flights (50 miles by road). The A30 dual carriageway can be joined approximately 280m by road and the A39 Atlantic Highway (15 miles by road)

**PREMISES:**

The premises comprises an interconnecting terrace of offices with the floor area of just over 5,000 sq.ft . By prior arrangement, it may be possible to sub divide the units to create smaller ground and first floor units.

Internally, the property is configured to provide office and meeting room accommodation on both ground and first floors as well as several private offices. WCs and kitchenettes are also included. Car parking is available to the front of the units.

**SCHEDULE OF ACCOMMODATION:**

Unit 5 - 1,954sq ft  
Unit 6 - 1,937sq ft  
Unit 7 - 1,472sq ft  
Total - 5,363sq ft

**RENT:**

The rent is available on application

**ESTATE CHARGE:**

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

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring lease.

**VAT:**

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

**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 £32,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**LOCAL AUTHORITY:**

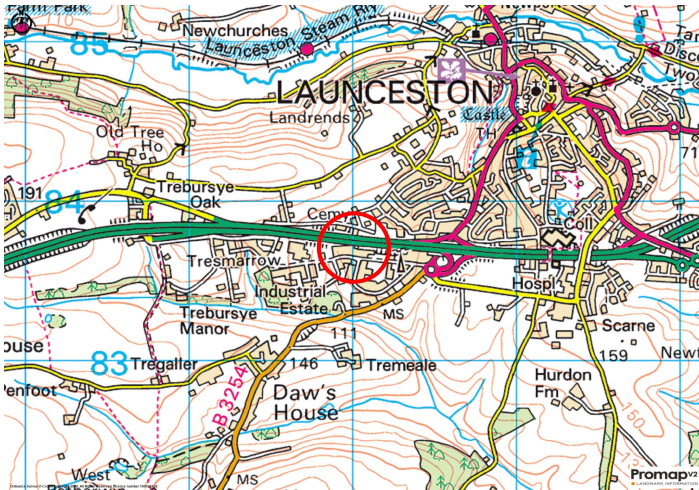
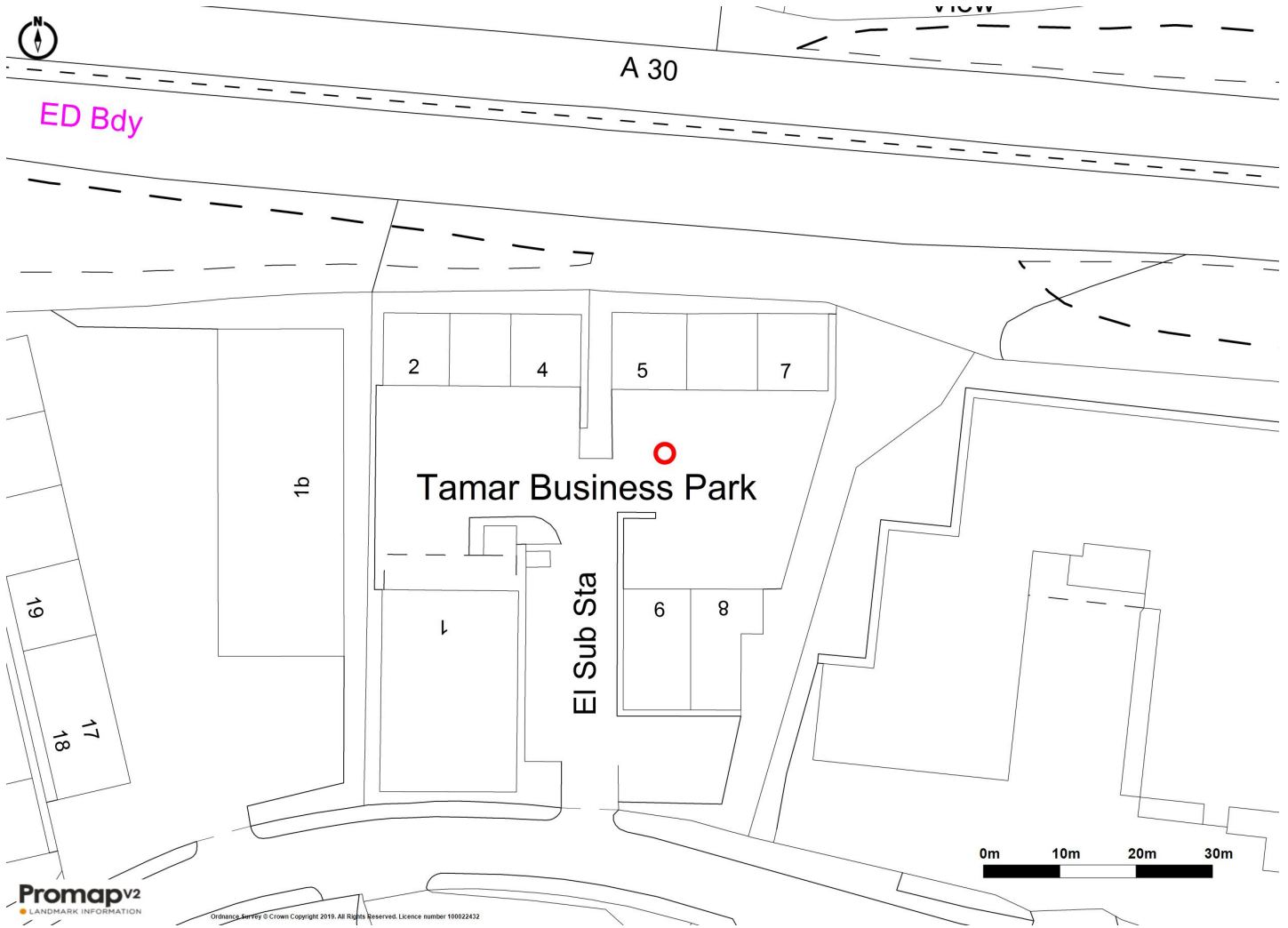
Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property will be confirmed once vacant possession has been secured and an assessor has been able to inspect.







**CONTACT INFORMATION:**

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

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