



UNITS 5-7, TAMAR UNITS PENNYGILLAM INDUSTRIAL ESTATE LAUNCESTON

A two storey terrace of business units comprising approximately 5,000 sq ft over ground and first floors including kitchenettes, internal private offices/meeting rooms and car parking to the front.

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

- TO LET
- VERSATILE BUSINESS / OFFICE UNIT
- 5,300 SQ FT (493 SQ M) APPROX
- EASY ACCESS TO A30
- GROUND AND FIRST FLOORS
- CAR PARKING INCLUDED
- EPC RATING TO BE CONFIRMED ONCE VACANT POSSESSION IS SECURED AND AN ASSESSOR HAS INSPECTED

£38,000 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.

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.

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.

**VAT:**

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

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:

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

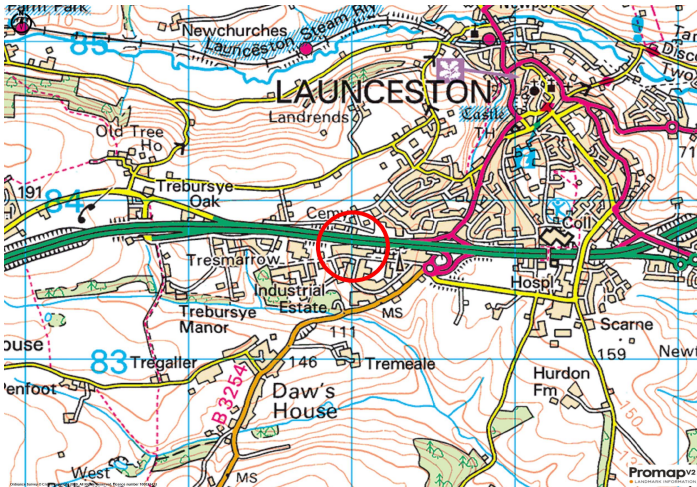
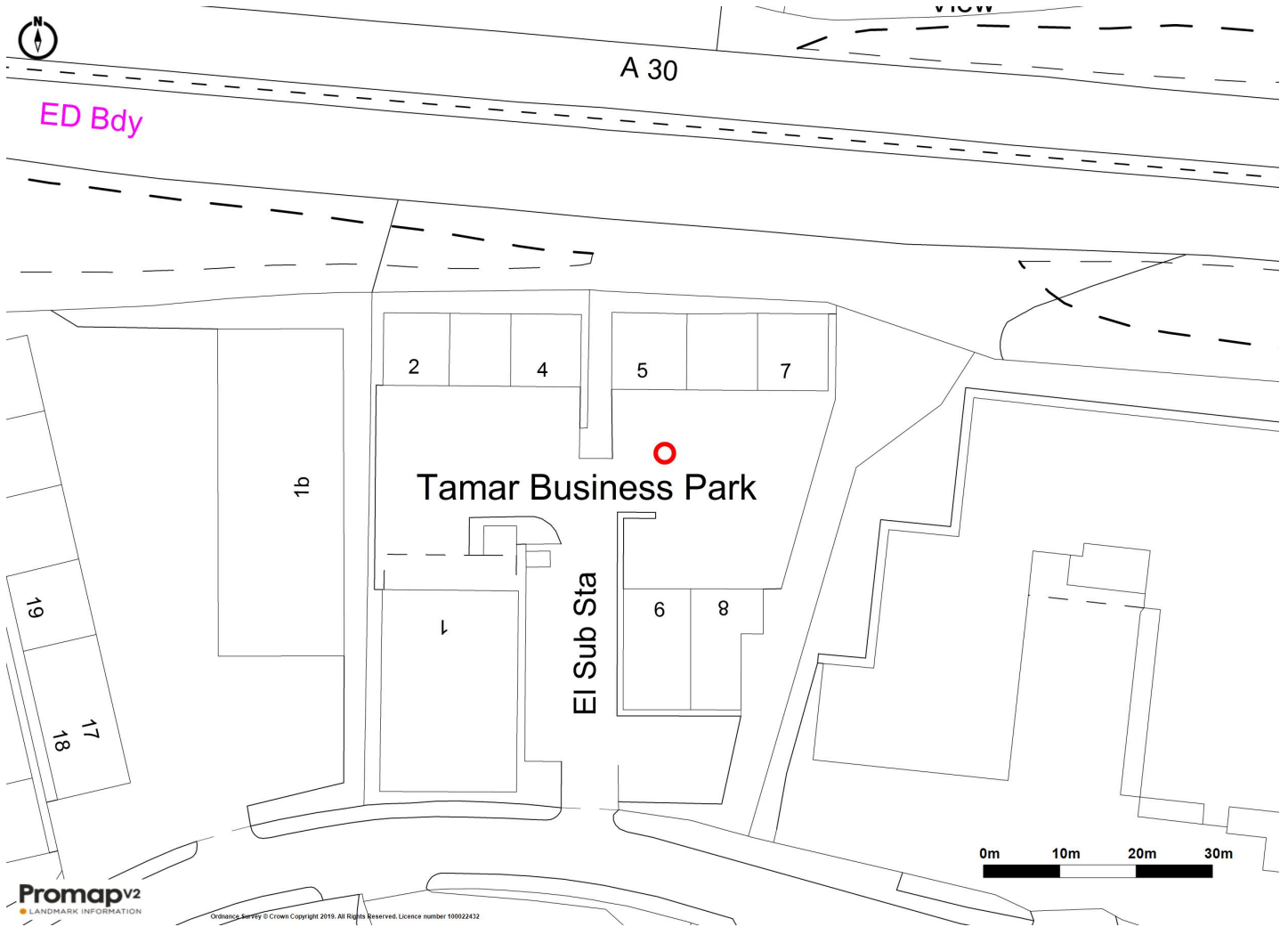
Thomas Hewitt on 01872 247025

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