



## 1D QUARRY CRESCENT, PENNYGILLAM WAY, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7ED

1D is a MODERN LIGHT INDUSTRIAL UNIT of steel portal frame construction with profile metal sheet cladding to the walls and roof. It benefits from an internal WC and tea point, a LARGE 4.5M HIGH ROLLER SHUTTER DOOR door to the front and a wide and open loading area to the front, which is shared with the other Tenants but permits large vehicles to easily manoeuvre.

Nearby occupiers include Fed Ex, Howdens, Warren's Bakery, ATS Euromaster, Royal Mail & Toolstation.

**£21,000 Per Annum Exclusive**

- 2,585 Sq Ft (139 Sq M) LIGHT INDUSTRIAL UNIT
- LOCATED ON THE HIGHLY POPULAR PENNYGILLAM INDUSTRIAL ESTATE
- CLOSE TO A30
- EPC 'B' (42)
- NEW LEASE OFFERED
- 4.5m HIGH ROLLER SHUTTER DOOR AND TALL EAVES HEIGHT
- AVAILABLE FEBRUARY 2024



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

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. Quarry Crescent is located to the south of estate, immediately to the south of Launceston FC.

#### PREMISES:

This light industrial unit has a gross internal area of 2,585 Sq Ft (139 Sq M).

Tall eaves height of over 4.5m minimum  
new roller shutter door of 4.5m high and 3.6m wide

#### LEGAL FEES:

Each party to bear their own relating to this transaction.

#### LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease from 1st February 2024.

#### VAT:

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

#### LOCAL AUTHORITY:

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

#### 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 £17,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

#### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
National Grid: 0800 096 3080  
South West Water: 0800 169 1144  
Wales and West Utilities: 0800 912 2999



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is 'B' (42).

#### CONTACT INFORMATION:

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

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