



For Sale

Unit 3b Celtic Road, Moss
Side Industrial Estate,
Callington, PL17 7DU

Substantial semi-detached warehouse /
industrial unit

Parking area directly in front

Total unit size: 677.91 sqm / 7297.02 sq ft

Ground & first floor levels

Short term tenancy in place

Asking guide price: £500,000

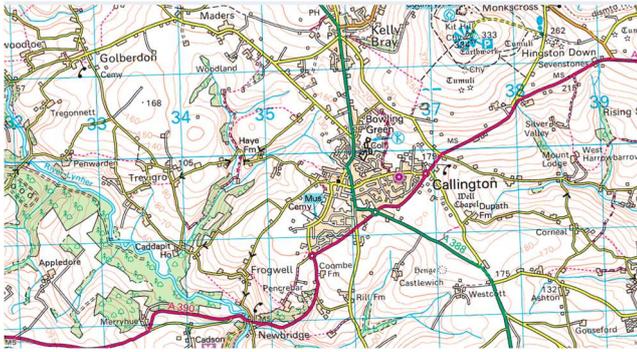
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

strattoncrebercommercial.co.uk



Location & Description

The historic former market town of Callington, well located within East Cornwall, around 12 miles north from Saltash, A38 and the Tamar Bridge, 12 miles south from Launceston and A30 and at the junction of A388 with the A390, Tavistock to Truro Road. The town is growing rapidly with recent housing and further new housing planned, current population approximately 6,000, and well known as “home” to Ginsters, the largest pasty bakery in the UK, together with a wide employment base. The town is also enjoying a revival of real interest in the area’s mining potential, with the prospect of reopening the Redmoor mine within the coming couple of years for rich reserves of tungsten and tin.

A substantial semi-detached warehouse / industrial unit offering a large open ground floor with additional mezzanine office / storage areas at first floor level. The building is positioned at the end of Celtic Road with ample parking located to the front of the building. The ground floor area measures just shy of 5,000 sq ft with the addition of a number of useful mezzanine storage / office areas. There is currently a short term tenancy in place.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor warehouse	457.64 sq m	4926.03 sq ft
First floor	220.27 sq m	2370.98 sq ft
Total:	677.91 sq m	7297.02 sq ft

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £25,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C (54).

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

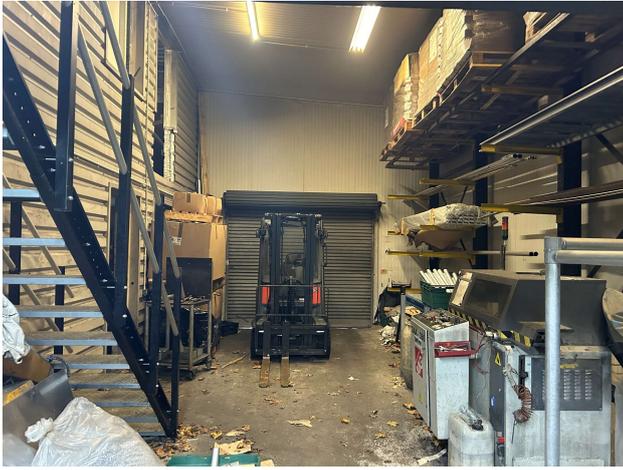
Ref: 15733
January 2026



Plymouth Office
The Old Harbour Office
Guys Quay, Sutton Harbour
Plymouth, PL4 0ES
Tel: 01752 670700

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- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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