Miller Commercial

Chartered Surveyors and Business Property Specialists



36C PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7ED

Attractive modern first floor office space accessed via a separate entrance with four demised parking spaces.

The unit comprises a mix of five private offices/meeting rooms as well as kitchen and a male and female WC.

- TO LET
- VERSATILE BUSINESS / OFFICE UNIT
- 1,060.25 SQ FT (98.5 SQ M)
- EASY ACCESS TO A30
- FOUR DEMISED PARKING SPACES
- EPC C (53)

£9,500 PER ANNUM EXCLUSIVE









LOCATION:
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.

DESCRIPTION:
Attractive modern first floor office space accessed via a separate entrance with four demised parking spaces.
The unit comprises a mix of five private offices/meeting rooms as well as kitchen and a male and female WC.

SCHEDULE OF ACCOMMODATION:
Area available: 1,060.25 Sq Ft (98.5 Sq M)

LEASE TERMS:
Available by way of a new lease with terms to be agreed.

SERVICE CHARGE:
There is an estate Service Charge which is currently £500 per annum.

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

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 as per the 2023 assessment, the property has a rateable value of £8,800.
Qualifying tenants will be able to receive full rates relief.

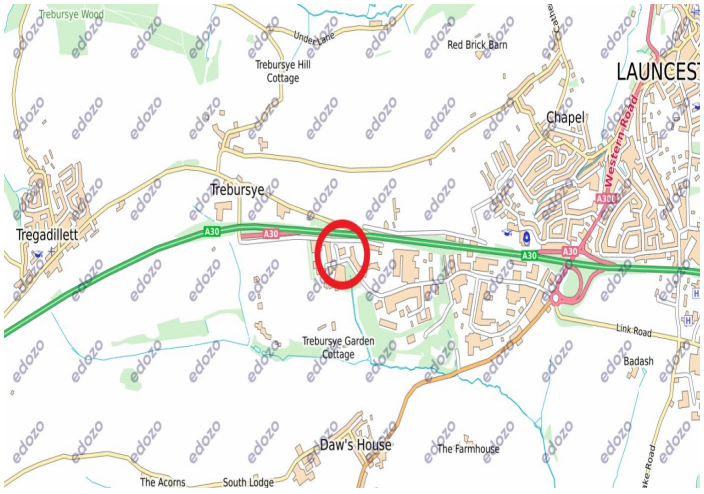
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (53).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025
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