Miller Commercial

Chartered Surveyors and Business Property Specialists





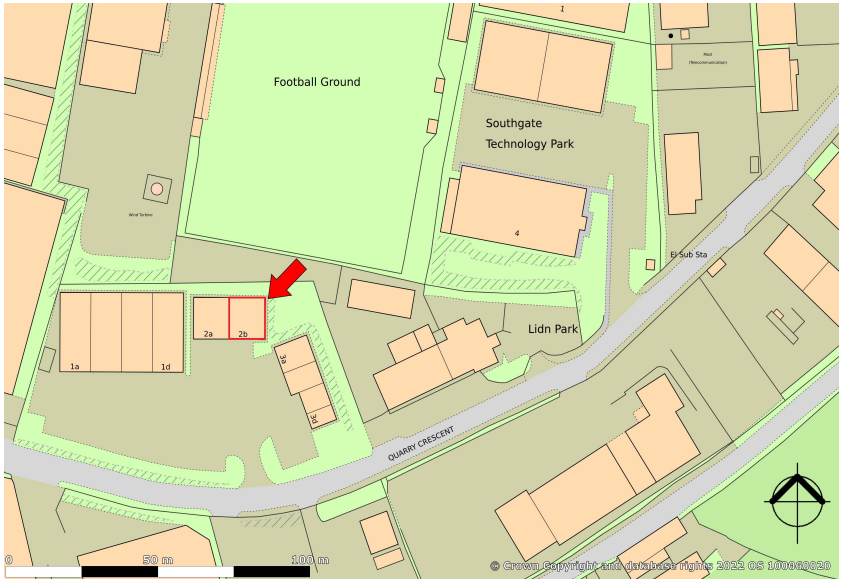
UNIT 2B, QUARRY CRESCENT, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7ED

NEWLY REDUCED RENT!!
2b is a modern light industrial unit with breeze block construction, internal WC and profile metal sheet cladding to the walls and roof. It benefits from 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.

Annual rent:- £11,200 per annum

- 1,496 SQ FT (139 SQ M) LIGHT INDUSTRIAL UNIT
- LOCATED ON THE HIGHLY POPULAR PENNYGILLAM INDUSTRIAL ESTATE
- CLOSE TO A30
- EPC 'C'
- NEW LEASE OFFERED
- PLENTY OF PARKING
- LARGE FORECOURT SPACE TO FRONT







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:
2b is a modern light industrial unit with breeze block construction, internal WC and profile metal sheet cladding to the walls and roof. It benefits from a wide and open loading area to the front, which is shared with the other Tenants but permits large vehicles to easily maneuver. Nearby occupiers include Fed Ex, Howdens, Warren's Bakery, ATS Euromaster, Royal Mail & Toolstation.

SCHEDULE OF ACCOMMODATION:
The unit measures 1,496 sq ft (138.99 sq m) GIA which includes an internal W/C. There is plenty of parking and a new roller shutter door is due to be fitted.

LEASE TERMS:
The premises are available to let on a new internal repairing and insuring lease by arrangement, to include responsibility for inside and outside of windows and doors. There is a maintenance charge of 12.5% of the annual rent for general external and communal repairs and maintenance.

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 £9,900. It is likely that the new occupier will be able to benefit from small business rates relief, however, please contact the local authority to confirm this





ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (60).

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

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