Miller Commercial

Chartered Surveyors and Business Property Specialists





1C QUARRY CRESCENT, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7PF

1C 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 to the front and a wide, open loading area to the front, shared with other Tenants but permits easy manouvering. The terrace of units are undergoing a comprehensive refurbishment to include a new insulated roof, new insulated cladding, new uPVC doors and windows as well as new LED lighting & solar panels on the roof, for the benefit of the Tenants.

Nearby occupiers include Fed Ex, Howdens, ATS Euromaster, Royal Mail & Toolstation.

£21,000 Per Annum Exclusive

- **2,562 Sq Ft (238 Sq M) LIGHT INDUSTRIAL UNIT TO LET**
- **LOCATED ON THE HIGHLY POPULAR PENNYGILLAM INDUSTRIAL ESTATE**
- **BRAND NEW REFURBISHMENT TO INCLUDE NEW ROOF AND CLADDING & NEW LED LIGHTING**
- **NEW SOLAR PANELS BEING INSTALLED**
- **4.5m HIGH ROLLER SHUTTER DOOR AND TALL EAVES HEIGHT**
- **EPC - TBC WHEN REFURBISHMENT COMPLETED**

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.

DESCRIPTION:
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PREMISES:
A gross internal area of 2,562 Sq Ft (238 Sq M).
Tall eaves height of over 4.5 M Minimum.
New Roller shutter door of 4.5 high and 3.6m wide.

As mentioned the premises are undergoing a comprehensive refurbishment to include:

New cladding
New insulated roof
New uPVC doors and windows
New solar panels on the roof

SERVICE CHARGE:
There is a service charge, capped at £2,500 pa

LEASE TERMS:
The premises are available to let by way of a new FRI lease direct from the landlord.

Anticipated date for completion of refurbishment is end of April 2025.

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 that the current rateable value is £19,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

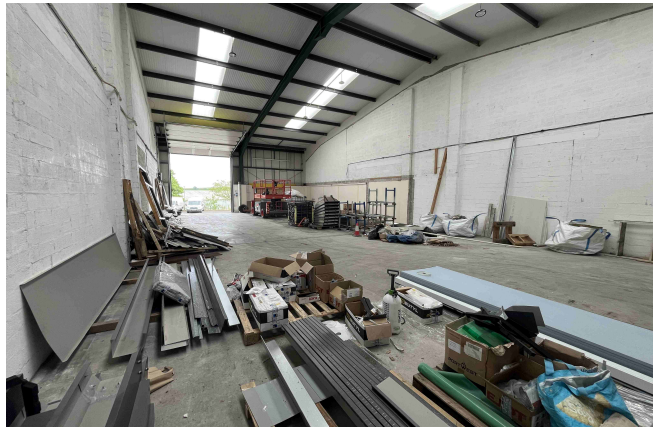
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is to be confirmed..

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

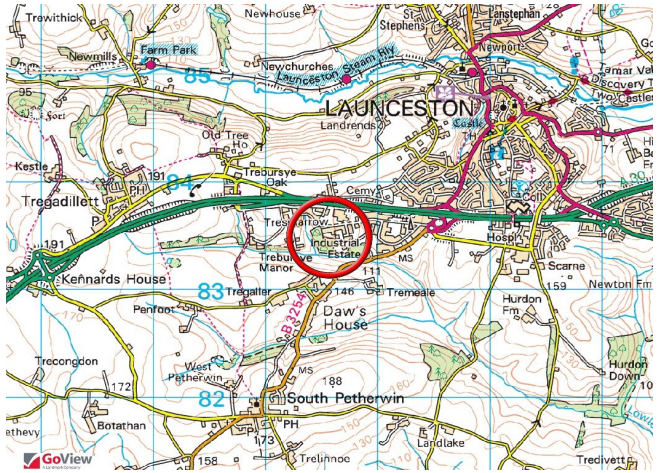
Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk













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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