



INDUSTRIAL UNIT, PENBEAGLE INDUSTRIAL ESTATE, ST. IVES, TR26 2JH

£325,000

DESCRIPTION:

The property comprises a detached two-storey warehouse and office building situated on the established Penbeagle Industrial Estate, benefitting from an adjacent position to Royal Mail's local delivery office and a range of surrounding commercial occupiers.

The building is of steel portal frame construction with profile metal sheet cladding to the elevations and roof, providing a functional industrial specification. Internally, the ground floor provides warehouse and vehicle storage accommodation, with ancillary office space at first floor level. The offices are part dry-lined with plasterboard partitioning forming a mix of cellular and open-plan space.

The property benefits from single-phase electricity, mains water and drainage. In addition, there is a 4kW roof-mounted solar PV installation providing on-site generation with an associated export tariff income.

LOCATION:

The property is located on Penbeagle Industrial Estate on the outskirts of St Ives, an established commercial area benefitting from good access to the town and surrounding road network. The unit occupies a prominent position adjacent to the Royal Mail delivery office. The location offers a practical balance between operational functionality and proximity to the centre of St Ives.

SCHEDULE OF ACCOMMODATION:

The premises provide a total accommodation of approximately 215 sq m (2,315 sq ft), comprising 114 sq m (1,231 sq ft) at ground floor level and 101 sq m (1,085 sq ft) at first floor level.

TENURE

Freehold

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 £17,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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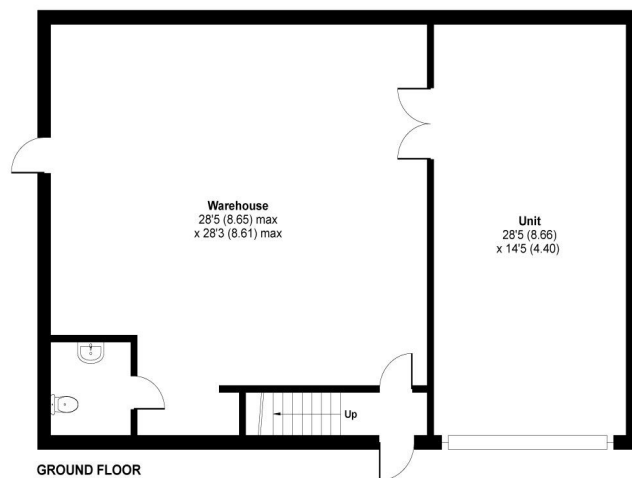
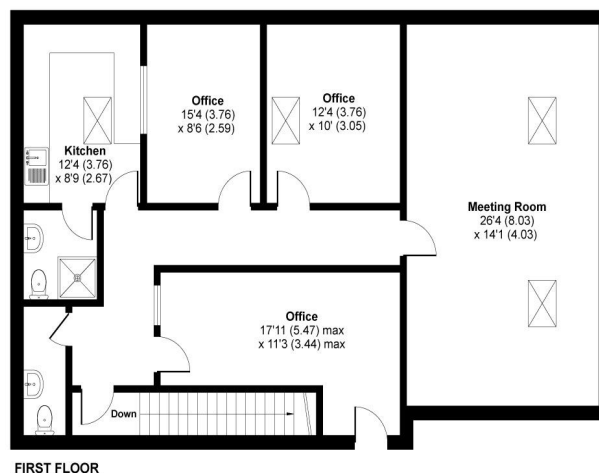
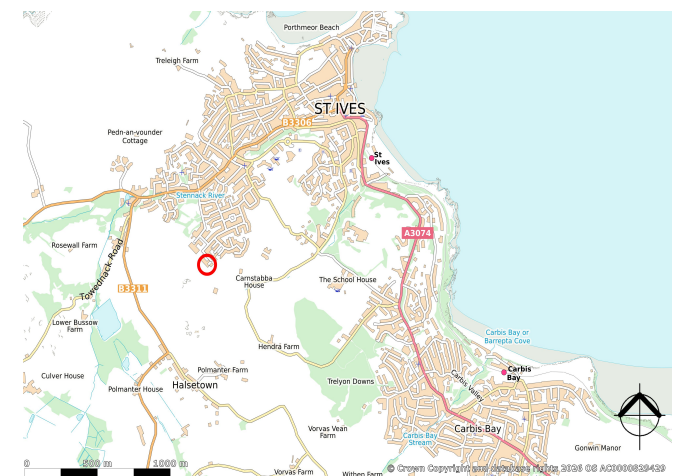




Penbeagle Industrial Estate, St. Ives, TR26 2JH

Approximate Area = 2420 sq ft / 224.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Miller Commercial LLP. REF: 1456033

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