Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 39C FENNELL BUSINESS PARK, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7ED

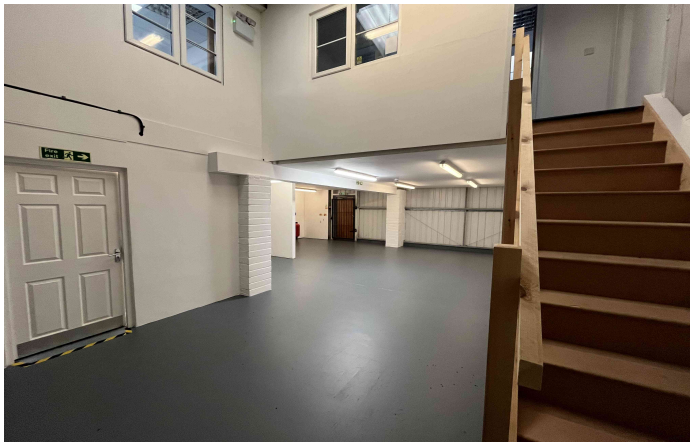
The unit is an end of terrace light industrial premises comprising both ground floor warehouse and office accommodation with first floor mezzanine office accommodation.

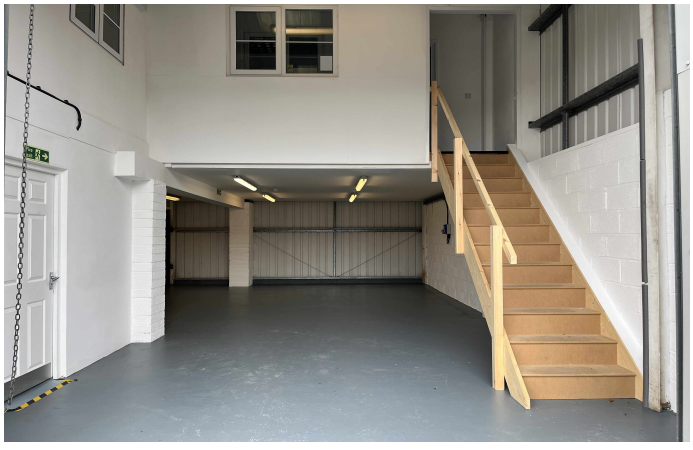
The property benefits from solar panel renewable energy together with a wood pellet heating source which forms part of the service charge.

- ESTABLISHED TRADING ESTATE
- 2,591 SQ FT (241 SQ M)
- OFFICE / WAREHOUSE
- ADJACENT TO THE A30
- ENERGY PERFORMANCE RATING B (27)

£14,500 PER ANNUM EXCLUSIVE









LOCATION:
The unit is located within the principal industrial estate for the town of Launceston and within close proximity to the A30 road network which provides a link to Cornwall, Exeter and the M5. The town of Launceston is also easily accessed from the estate.

DESCRIPTION:
The unit is an end of terrace light industrial premises comprising both ground floor warehouse and office accommodation with first floor mezzanine office accommodation. The property benefits from solar panel renewable energy together with wood pallet heating source that forms part of the service charge.

SCHEDULE OF ACCOMMODATION:
Total Internal Area measures 2,591 sq ft of which 1,448 sq ft is the ground floor accommodation and 1,143 sq ft the mezzanine office.
On the ground floor, the warehouse has 17.3 sqm (186 sq ft) of full height measuring 4.92m.
The remainder of the warehouse accommodation measures 2.34m in height.
Other accommodation on the ground floor includes a large office with male and female WCs.
The first floor mezzanine area includes a store area, two offices and staff room / potential third office.
All measurements are approximate.

SERVICE CHARGE:
An ad-hoc service charge will apply.

LEASE TERMS:
Full repairing and insuring with other terms via negotiation.

BUSINESS RATES:
The property has a rateable value of £11,250 as per the 2023 assessment. Qualifying businesses may be able to receive full relief, if this is their only business premises.

VAT:
All the above prices/rentals are quoted exclusive of VAT.
We have been advised this property has been elected for VAT.

LEGAL COSTS:
The ingoing Tenant to be liable for the Landlords reasonably incurred legal costs.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (27).

AGENTS NOTE:
The internal photos depicted show the property prior to the property being let and is more reflective of how it will be handed over due to the reinstatement required.

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

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

or

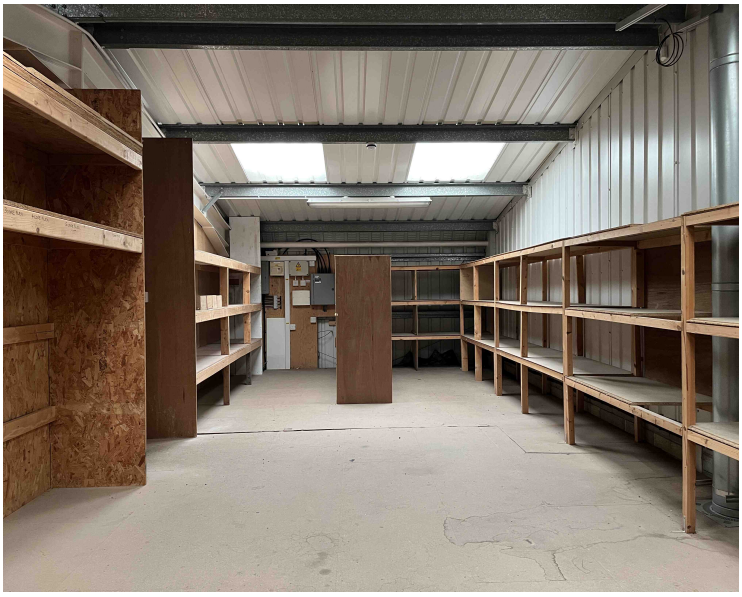
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk



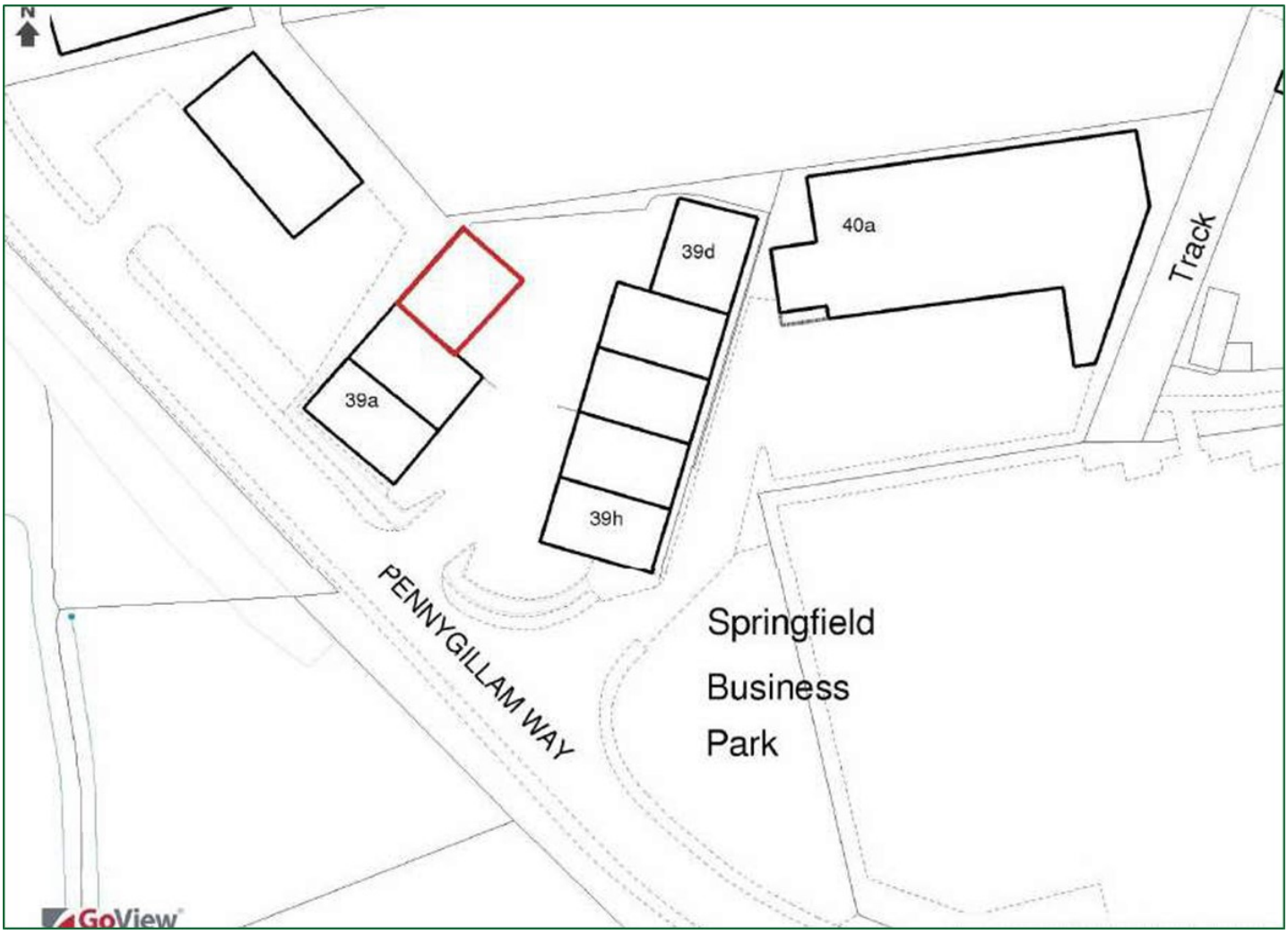


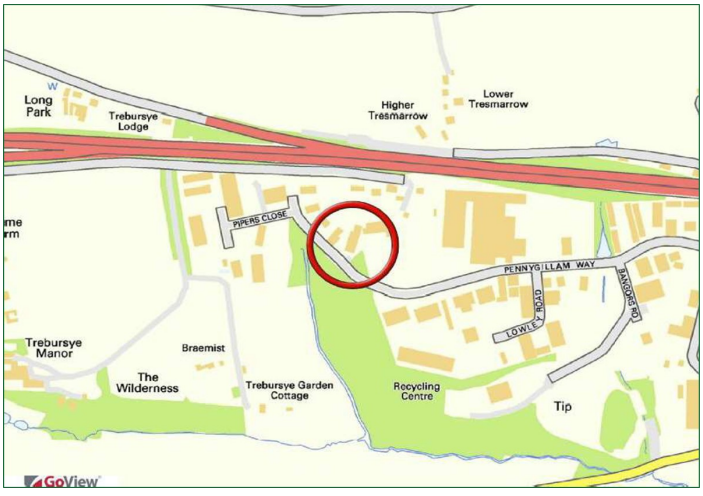














AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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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