Miller Commercial

Chartered Surveyors and Business Property Specialists



15A LOWLEY ROAD, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7PY

A semi-detached industrial unit, of steel portal frame construction with masonry and clad elevations under a profile steel clad roof incorporating translucent daylight panels, providing a minimum height to eaves of 5m (4.6m to underside of haunch). The unit has a roller-shutter goods entrance measuring 3m wide x 3.6m high and staff welfare. A tarmac-surfaced yard enclosed by secure palisade fence and gates provides at least 3 parking spaces per unit plus delivery apron.

- **INDUSTRIAL BUSINESS UNIT**
- **1,541 SqFt (143 SqM)**
- **CONVENIENT LOCATION FOR A30 DUAL CARRIAGEWAY**
- **GATED, FENCED AND SURFACED PARKING (SHARED)**
- **NEW LEASE TERMS AVAILABLE**
- **EPC C61**
- **MOTOR USE CONSIDERED**

TO LET FROM £11,000pa







LOCATION:
Launceston is near the border with Devon in East Cornwall and enjoys excellent links to the UK motorway network. Pennygillam Industrial Estate is on the western side of Launceston, adjacent to the A30, which provides links to Cornwall, Exeter and the M5 to the east.

Other businesses in the estate are a mixture of regional and national companies, including: Hadley Engineering, Euro Car Parts, Motor Parts Direct, Gregory Distribution, Western Electrical and RGB.

DESCRIPTION:
A semi-detached industrial unit, of steel portal frame construction with masonry and clad elevations under a profile steel clad roof incorporating translucent daylight panels, providing a minimum height to eaves of 5m (4.6m to underside of haunch). The unit has a roller-shutter goods entrance measuring 3m wide x 3.6m high and staff welfare.

A shared tarmac-surfaced yard enclosed by secure palisade fence and gates provides at least 3 parking spaces per unit plus delivery apron.

SCHEDULE OF ACCOMMODATION:
Gross Internal Area: **1,541sq.ft / 143sq.m**

SERVICES:
Mains water, electricity and drainage are available/supplied to the property.

PLANNING/USE:
The established use is motor vehicle repair workshop falling within class B1, B2 OR B8 as well as Class E. Planning permission for a change of use may be required.

TENURE / LEASE TERMS:
The property is available on new conventional FR&I leasehold terms, at an initial rent of £11,000pa

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

LEGAL COSTS:
Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:
The energy rating for this property is C (61).

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Through our joint agent Listers. Please contact:-

Gareth Forrest | (01752) 858135 | enquiries@listers.uk.com



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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