

UNIT 2, TAMAR UNITS, PENNYGILLAM INDUSTRIAL ESTATE, LAUNCESTON, PL15 7ED



- TO LET
- VERSATILE BUSINESS / OFFICE UNIT
- 1,241 SQ FT (115.29 SQ M)
- EASY ACCESS TO A30
- GROUND AND FIRST FLOOR
- CAR PARKING INCLUDED
- EPC RATING D (82)

**£12,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



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.

DESCRIPTION

The property comprises an end of terrace two storey business unit of circa 1990's construction. Internally, the property has been subdivided on both ground and first floors to create both open plan work space as well as several private offices/meeting areas. There is a small kitchenette on the ground floor and the property is accessed by two entrances to the front. Car parking is to the front of the unit. The unit is heated by gas central heating, however, additional heating and cooling is available from several ceiling and wall mounted air conditioning units.

ACCOMODATION

The property provides 568 sq ft (57.72 sq m) on the ground floor with a further 673 sq ft (62.56 sq m) on first floor, providing a total of 1,241 sq ft.

TERMS

Available on conventional FRI terms of at least 3 years at an annual rent of £12,500 pa excl.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

ESTATE CHARGE

There is a small estate charge to cover the upkeep and maintenance of the common parts. Full details on request.

BUSINESS RATES

We understand the Ratable Value for the unit is £11,500. As such, for small business operating out of one commercial unit, this will fall beneath the minimum threshold for small businesses to claim relief. However, please do not rely on this information and make your own enquiries with the local authority.

LEGAL FEES

Each party to bear their own legal costs

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE

This property has an EPC rating of: D (82)

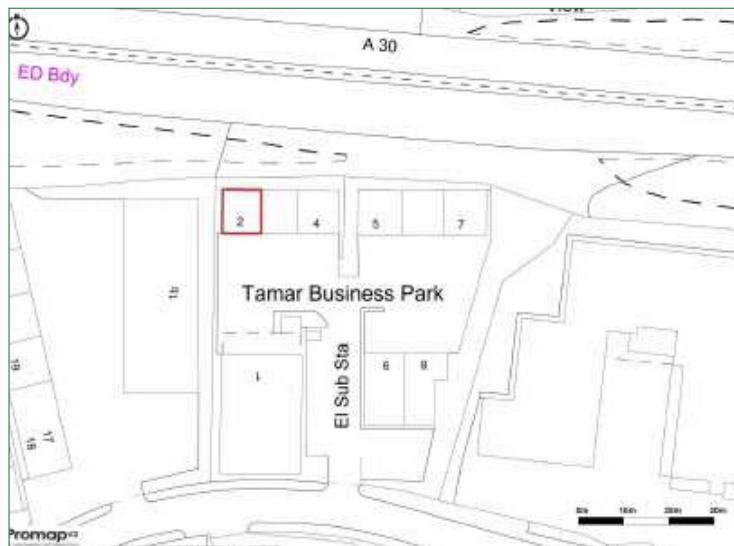
FURTHER INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk or

our joint agent Kivells - 01566 771901



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