

REF: S207/2 - DETAILS PREPARED 26.07.2024

TO LET

BUSINESS PREMISES

UNIT 2 TREGELLAS HOUSE, PIPERS CLOSE, PENNYGILLAM
LAUNCESTON
PL15 7PJ



PHOTO TAKEN JULY 2024

- 216 SQ.M. (2,324 SQ.FT.)
- TWO STOREY BUSINESS PREMISES
- SUITABLE FOR VARIOUS USES
- A NEW LOADING DOOR COULD BE FITTED TO THE GROUND FLOOR

LOCATION

The premises are located off Pipers Close on the popular Pennygillam Industrial Estate in Launceston. The estate has excellent access to the A30 and surrounding areas and nearby occupiers include Charlie Bears, Motor Parts Direct, John Guest and Specsavers Recruitment Services.

DESCRIPTION

The premises comprise a mid terraced two storey business unit that is currently laid out as offices, but a loading door could be installed to serve the ground floor as a storage/workshop area. The unit benefits from suspended ceilings, gas central heating, dado trunking, kitchen and toilet facilities, and there is a shower on the first floor. Externally there is use of four car parking spaces. Use of an electric car charger is also available.

ACCOMMODATION (All sizes are approximate GIA)

Ground Floor 108 sq.m. (1,162 sq.ft.)

First Floor 108 sq.m. (1,162 sq.ft.)

Total 216 sq.m. (2,324 sq.ft.)

N.B. Additional space could be available if required.

EPC

An Energy Performance Certificate has been commissioned. Please ask for more information.

SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a business unit within Use Class E. Interested parties are advised to contact Cornwall Council on 0300 1234 151

TENURE

The premises are available by way of a new lease on effective FRI terms at a rent of £22,020 per annum (£1,835.00 per month)

RATES

Rateable Value £12,250

N.B. 83.33% SBRR will be applicable to qualifying occupiers.

Cornwall Council Business Rates - 0300 1234 171

Local Authority Reference - 24020879129020

VAT

The rent will be subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell

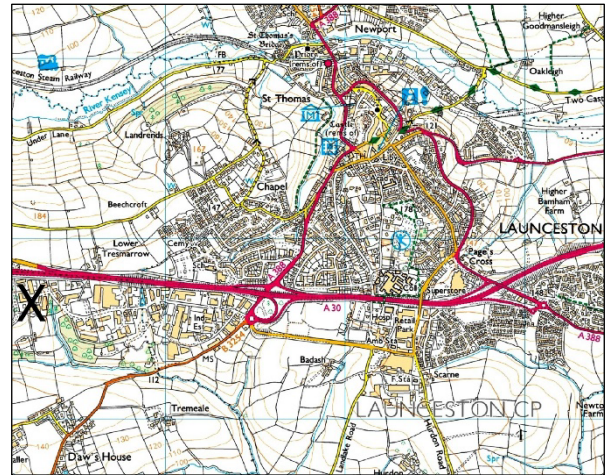
T 01822 611311

E simon@simonpowell.co.uk

www.simonpowell.co.uk

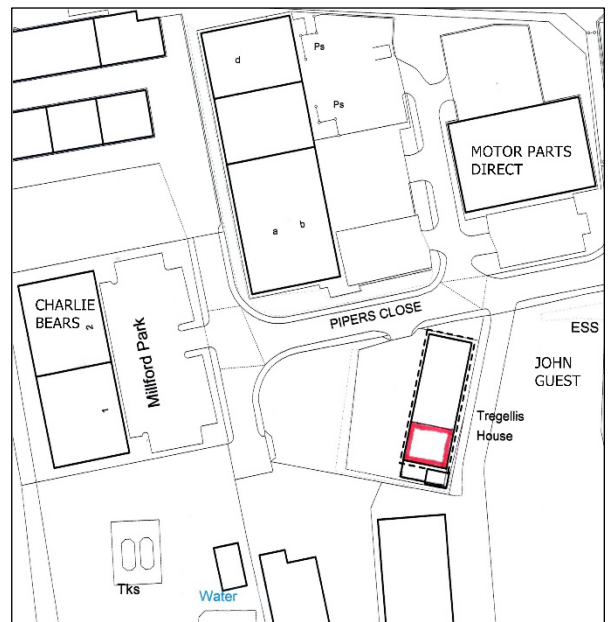
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW FROM PIPERS CLOSE



Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.