

Unit 2, Contract House

Pennygillam Industrial Estate, Launceston, PL15 7PF

To Let

REF S/443



PHOTO TAKEN MARCH 2025

Industrial/Trade Premises

- 169 sq.m. (1,819 sq.ft.)
- Prominent Road Frontage Opposite RGB Builders Merchants
- Suitable For Various Uses
- New Lease Available

£13,500 Per Annum



LOCATION

The premises are located off Quarry Crescent on the popular Pennygillam Industrial Estate in Launceston. The estate has excellent access to the A30 and surrounding areas and nearby occupiers include RGB Builders Merchants, Philip Warren & Son and Eagle Plant Hire.

DESCRIPTION

The premises comprise a semi-detached industrial unit of concrete frame with brick and profile clad walls under an even pitched profile sheet roof. The unit is self contained with dedicated parking.

ACCOMMODATION (Approximate GIA)

Unit 2 - 169 sq.m. (1,819 sq.ft.)

EPC

Energy Performance Certificate - Band D - Rating 77
Please ask for more information.

SERVICES

It is understood that the premises benefit from mains electricity and a shared water supply.

PLANNING

It is understood that the premises currently have consent for uses falling Use Classes E, B2 & B8. Interested parties are advised to contact the Local Planning Authority Cornwall Council on 0300 1234 151

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

£13,500 per annum (£1,125 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred, and a share of the water and drainage charges.

RATES

Rateable Value – The RV is currently being re-assessed.
Cornwall Council Business Rates – 0300 1234 171
Local Authority Reference – TBC

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

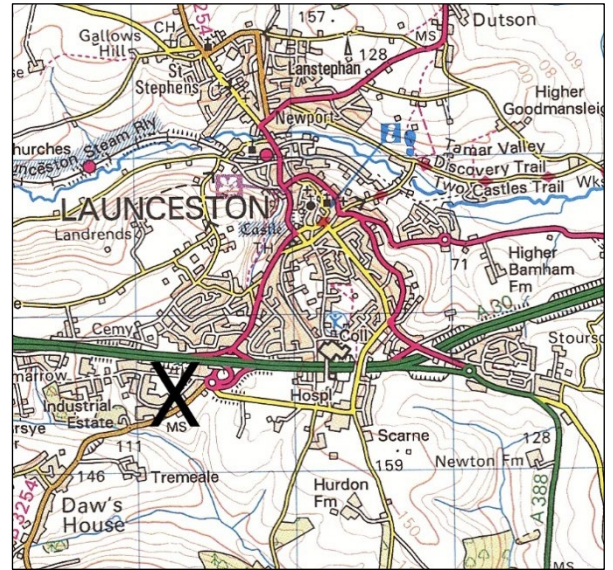
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

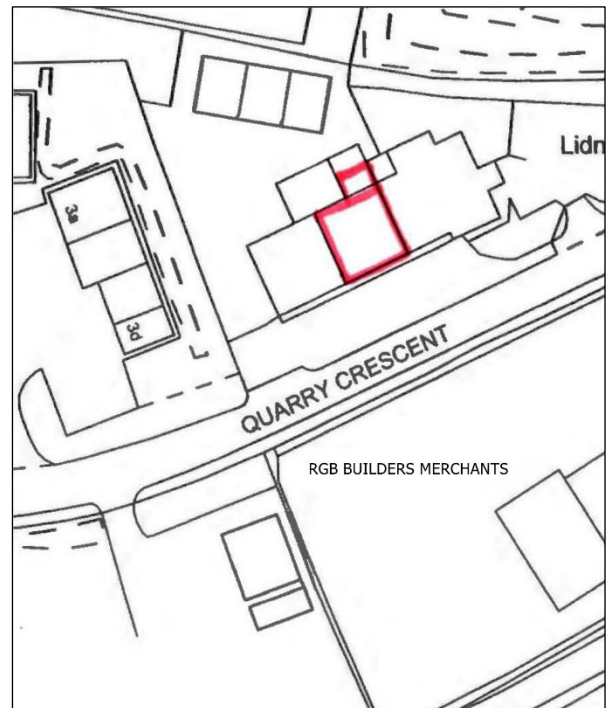
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW OF UNITS 3,4 & 5

