

UNIT 2C DELAWARE INDUSTRIAL ESTATE

To Let

Gunnislake, PL18 9AR

REF S/479



PHOTO TAKEN DECEMBER 2025

Workshop/Warehouse Premises

- 113.3 SQ.M. (1,220 SQ.FT.)
- Dedicated Parking
- Suitable For Various Uses

£8,400 Per Annum



LOCATION

The premises are located on the Delaware Industrial Estate on the edge of Gunnislake close to the Devon & Cornwall border. There is easy access to the A390 and Gunnislake has its own station.

DESCRIPTION

The premises comprises of a mid terraced industrial unit of brick and block construction under a metal framed profile sheet roof. The unit benefits from a roller shutter loading door and separate personnel door and there is parking outside. The loading door and front entrance door have just been renewed.

ACCOMMODATION (Approximate GIA)

Ground Floor 67 sq.m. (720 sq.ft.)
Mezzanine 46.3 sq.m. (500 sq.ft.)
Total 113.3 sq.m. (1,220 sq.ft.)

EPC

An Energy Performance Certificate has been commissioned. Please ask for more information or go to our web site.

SERVICES

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

PLANNING

It is understood that the premises have consent for use as a workshop or warehouse within Use Classes E and B8. Interested parties are advised to contact the Local Planning Authority Tel: 0300 1234 151

RENT

The premises are offered by way of a new effective FRI lease on terms to be agreed at an asking rent of £8,400 per annum (£700 per month).

RATES

Rateable Value – Needs splitting from Unit 2B.
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference – 21346946531010

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

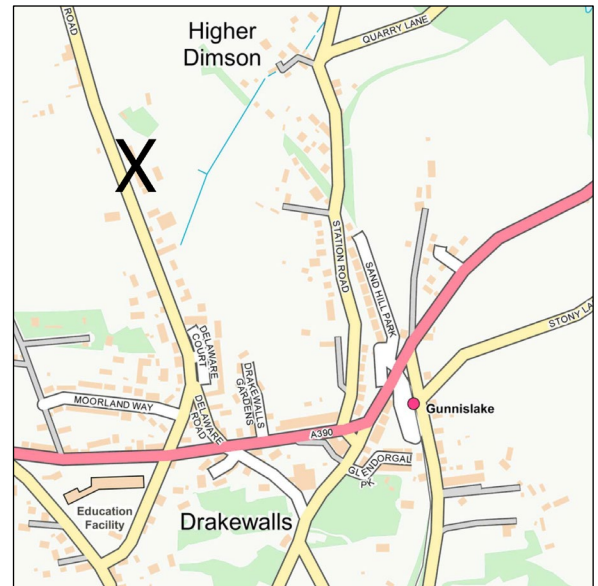
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

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

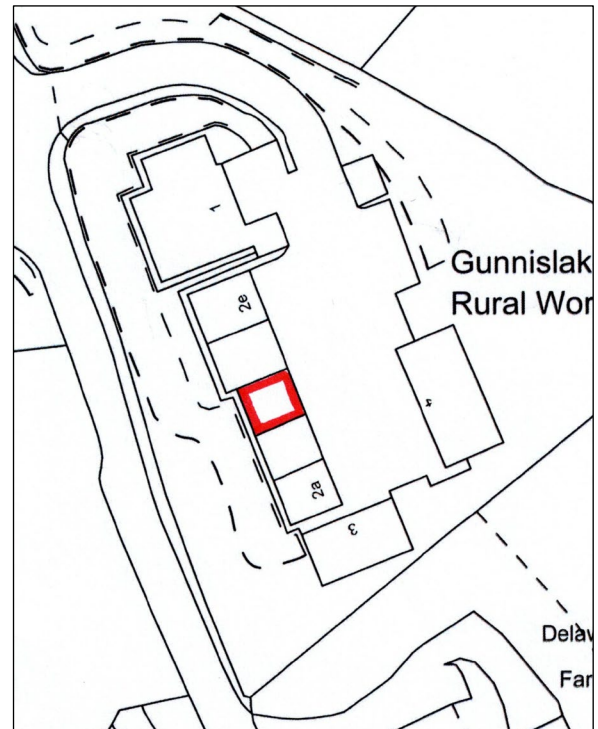
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW INTO THE ESTATE

