Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

Unit 2A Delaware Industrial Estate

To Let

Gunnislake, Cornwall, PL18 9AR

REF S/514



PHOTO TAKEN OCTOBER 2026

Workshop/Warehouse Premises

- 98 SQ.M. (1,057 SQ.FT.)
- Dedicated Parking
- Suitable For Various Uses

£9,500 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 an end of terrace industrial unit of brick and block construction under a metal framed profile sheet roof. The unit benefits from a recently renewed roller shutter loading door and separate personnel door and there is parking outside.

ACCOMMODATION (Approximate GIA)
Ground Floor 66 sq.m. (712 sq. ft)
Mezzanine 32 sq.m. (345 sq. ft)
Total 98 sq.m. (1,057 sq.ft)

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

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 £8,500 per annum (£708 per month).

RATES
The premises are currently rated as part of a larger group of units. This unit will be split off and it is anticipated that the resulting Rateable Value will be such that a qualifying business will pay no rates.

VAT
The rent will be subject to VAT

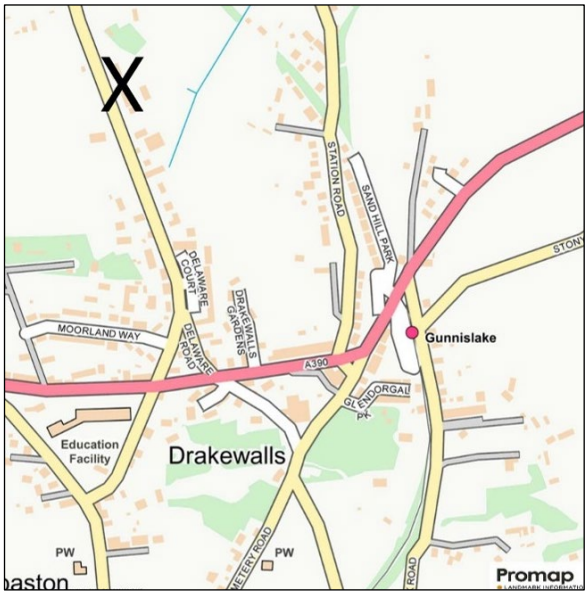
LEGAL COSTS
Each party to bear their own legal costs.

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

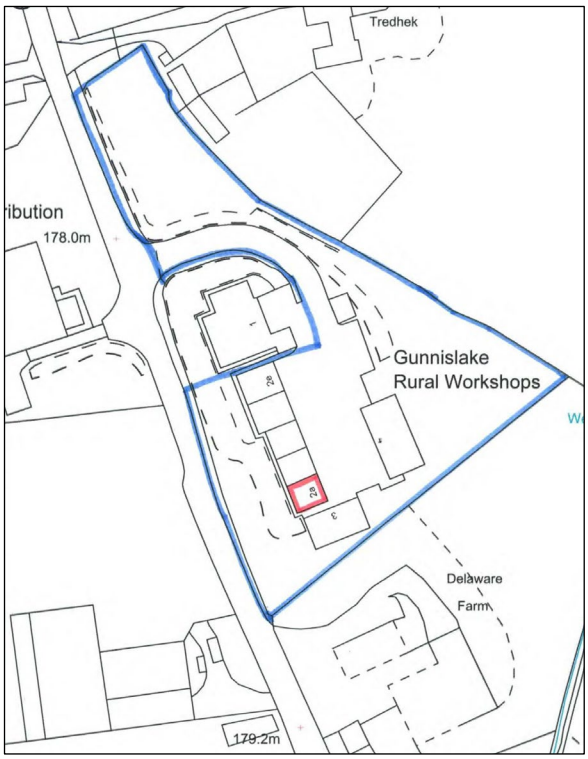
Viewing Strictly through the sole agents: 01822 611311

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 LOOKING TOWARDS THE UNIT



Simon Powell Commercial Limited 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 Limited 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.