Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

Unit 2B Delaware Industrial Estate

To Let

Gunnislake, Cornwall, PL18 9AR

REF S/515



PHOTO TAKEN OCTOBER 2026

Workshop/Warehouse Premises

- 66 SQ.M. (712 SQ.FT.)
- Dedicated Parking
- Suitable For Various Uses

£8,500 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 a mid-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)
66 sq.m. (712 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 £9,500 per annum (£792 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

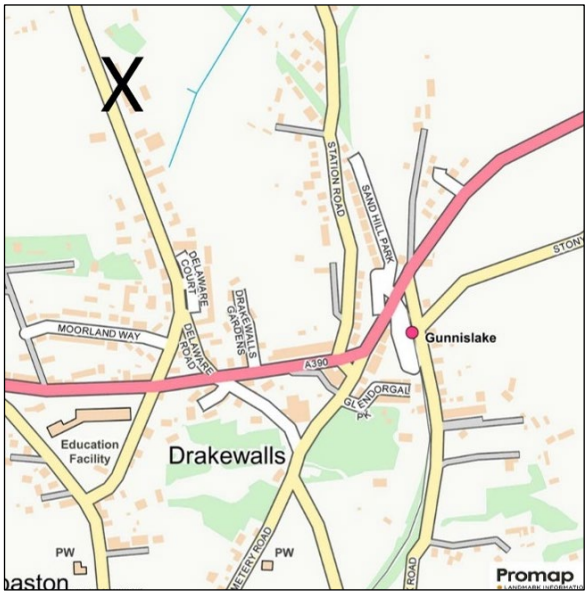
LEGAL COSTS
Each party to bear their own legal costs.

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

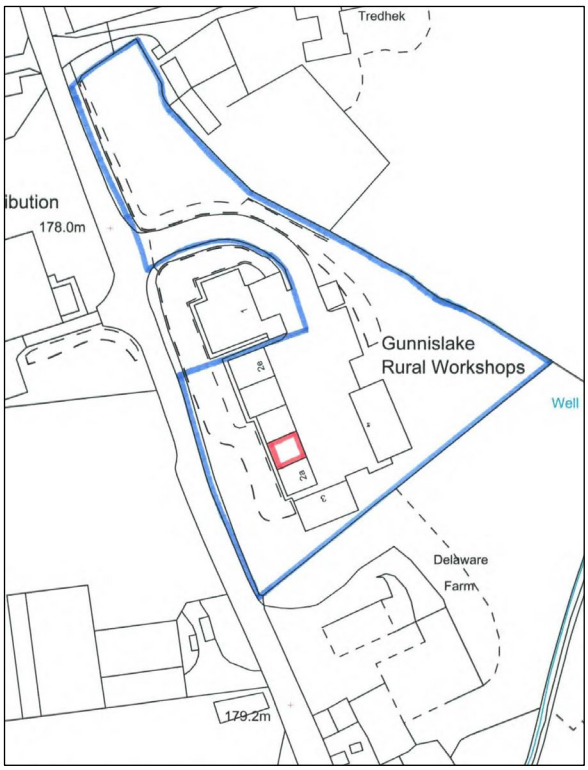
Viewing Strictly through the sole agents: 01822 611311

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



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