

15B LOWLEY ROAD, PENNYGILLAM IND. EST, LAUNCESTON, PL15 7PY

TO LET £11,500pa (Subject to surrender)

Listers
PROPERTY CONSULTANTS

LOCATION:
Launceston is near the border with Devon in East Cornwall and enjoys excellent links to the UK motorway network. Pennygillam Industrial Estate is on the western side of Launceston, adjacent to the A30, which provides links to Cornwall, Exeter and the M5 to the east.

Other businesses in the estate are a mixture of regional and national companies, including: Hadley Engineering, Euro Car Parts, Motor Parts Direct, Gregory Distribution, Western Electrical and RGB.

DESCRIPTION:
A semi-detached industrial unit, of steel portal frame construction with masonry and clad elevations under a profile steel clad roof incorporating translucent daylight panels, providing a minimum height to eaves of 5m (4.6m to underside of haunch). The unit has a roller-shutter goods entrance measuring 3m wide x 3.6m high and staff welfare, with an office above.

A shared tarmac-surfaced yard enclosed by secure palisade fence and gates provides at least 3 parking spaces per unit plus delivery apron.

SCHEDULE OF ACCOMMODATION:
Gross Internal Area: **1,684sq.ft / 155sq.m**

SERVICES:
Mains water, electricity and drainage are available/supplied to the property.

PLANNING/USE:
The established use is motor vehicle repair workshop falling within class B1, B2 OR B8 as well as Class E. Planning permission for a change of use may be required.

LEASE TERMS:
The property is available on new conventional FR&I leasehold terms, at an initial rent of £11,500pa, subject to surrender.

All the above rentals are quoted exclusive of VAT. Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £11,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:
The energy rating for this property is C (55).

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest

01752 858192
Email enquiries@listers.uk.com

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