



27 PENNYGILLAM WAY

*Newly refurbished industrial / warehouse units
with excellent access to A30*

To Let: 4,033 – 15,991 sq ft

Pennygillam
Industrial Estate
Launceston
PL15 7ED

STAUNTON PROPERTY



WHY 27 PENNYGILLAM WAY?

27 Pennygillam provides modern industrial and warehouse accommodation in high quality units that were developed in 2006. The estate benefits from a strategically important location, midway between Exeter to the east and Truro and Redruth to the west.

The development is accessed directly from Pennygillam Way, the principal access route through the estate and benefits from a prominent frontage.

Local occupiers include John Guest, Royal Mail, Fedex, Pallex, Howdens, Western Electrical, CEF, Jo Downs Glass and the much loved Charlie Bears.

Site plan



Schedule of areas

27 A	15,991 sq ft	1,486 sq m
27 B	Konfidence Ltd	
27 C	4,033 sq ft	375 sqm
27 D	Muck Truck	
27 E	Euro Car Parts	
27 F	CP Nitro	
27 G	Jo Downs Glass	

All measurements are based on gross internal areas. Please contact the agents for a list of available units.

Availability and Terms

The units are available individually or combined, on flexible lease terms.

For further information please contact the joint marketing agents.



Features

- 5.5m minimum eaves height
- Electronically operated up and over doors
- Mains gas and 3 phase electricity
- Fully heated, lit and carpeted office, kitchenette and WCs
- Extensive car parking and circulation area



HOW TO FIND 27 PENNYGILLAM WAY LAUNCESTON PL15 7ED



Connections

- Launceston is well connected to the rest of Cornwall and the wider south west region.
- The main A30 highway through Cornwall by-passes the town, providing good access to the west and to the east towards Exeter.
- Newquay International Airport is 37 miles from 27 Pennygillam Way, which is approximately 40 mins drive time.



Distances

A30 junction	0.6 miles
Okehampton	19 miles
Bodmin	22 miles
Plymouth	26 miles
Exeter	42 miles
Truro	47 miles
Redruth	50 miles

For further information or to arrange a property viewing please contact the agents below. Viewings are strictly by appointment only.



Thomas Smith
01872 247013
ts@miller-commercial.co.uk
Mike Nightingale
01872 247008
mn@miller-commercial.co.uk



Tim Smart
01872 300 401
07778 577 487
timsmart@scp.uk.com

Staunton Property is an established South West focused property company. It has successful partnerships in all sectors of the commercial property market with institutional investors, property companies and family offices.

The team at Staunton has a proactive, responsive and personable approach to business, ensuring we are alert to the property and business needs of our tenants.



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