



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - Industrial / Warehouse Unit

Unit 3 & 4 Park A30, Quarry Crescent, Pennygillam Industrial Estate, PL15 7PF

- TO LET at a rent of £49,950 in year one - rent subject to negotiation after year one
- 18,946.73 sq. ft (1,760.21 sq. m) warehouse space with office accommodation
- Less than 1 mile from the A30 and 42 miles from M5
- 3,819.9 sq. ft (0.09 acres) front service yard plus 12 parking spaces
- A range of national, regional and local occupiers are on the estate including Euro Car Parts, RGB Building Supplies, FedEx and Howdens
- 40 miles from Newquay Airport, 50 miles from Exeter Airport and 26 miles from Plymouth Railway Station

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The unit is located on one of the principle Cornish Industrial Estates at Pennygilliam Industrial Estate in Launceston close to the main A30 (less than 1 mile) which links with the M5 (42 miles) and motorway network at Exeter. There are a range of national, regional and local business occupiers, including Euro Car Parts, RGB Building Supplies, FedEx, and Howdens. Newquay Airport is 40 miles, Exeter Airport 50 miles and Plymouth Railway Station is 26 miles.

Description

The subject property comprises warehouse space, 4 other separate rooms suitable for offices/staff rooms, and male and female WCs including one disabled. Two electric roller shutter doors with heights of 5.3 metres (17.39 ft) and widths of 4.8 metres (15.75 ft), with an additional 2 pedestrian door/fire exits are located at the front. The maximum eaves height is 7.7 metres (25.26 ft). The unit has block work construction with profile sheeting frontage, 9 stanchions with lattice trusses supporting the structure and 30 florescent strip lights in the warehouse area. The property incorporates a Kee Klamp pedestrian barrier which separates the office accommodation from the warehouse space, and 12 external parking spaces plus 3,819.9 sq. ft (354.88 sq. m) service yard area.

Schedule of Accommodation

| Ground Floor | Sq. ft | Sq. m |
|--------------------------|------------------|-----------------|
| Warehouse | 17,965 | 1,669 |
| Kitchenette / Staff room | 424.21 | 39.41 |
| Office 1 | 145.1 | 13.48 |
| WCs | 124.8 | 11.59 |
| Mezzanine level | Sq. ft | Sq. m |
| Office 1 | 152.1 | 14.13 |
| Office 2 | 135.52 | 12.59 |
| Total GIA | 18,946.73 | 1,760.21 |

Tenure

New Fully Repairing and Insuring Lease available with an estate service charge.

EPC

The property has a current EPC rating of C-71.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlords legal costs.

Planning

Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £66,500 p.a. as of 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

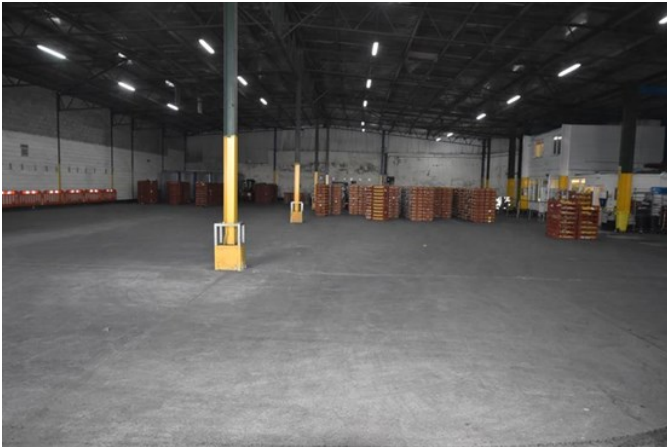


Truro Office: Compass House, Truro Business Park, Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

SMART COMMERCIAL PROPERTY



Warehouse



Office section



Staff room



Profile roof sheeting



Front service yard



Parking area

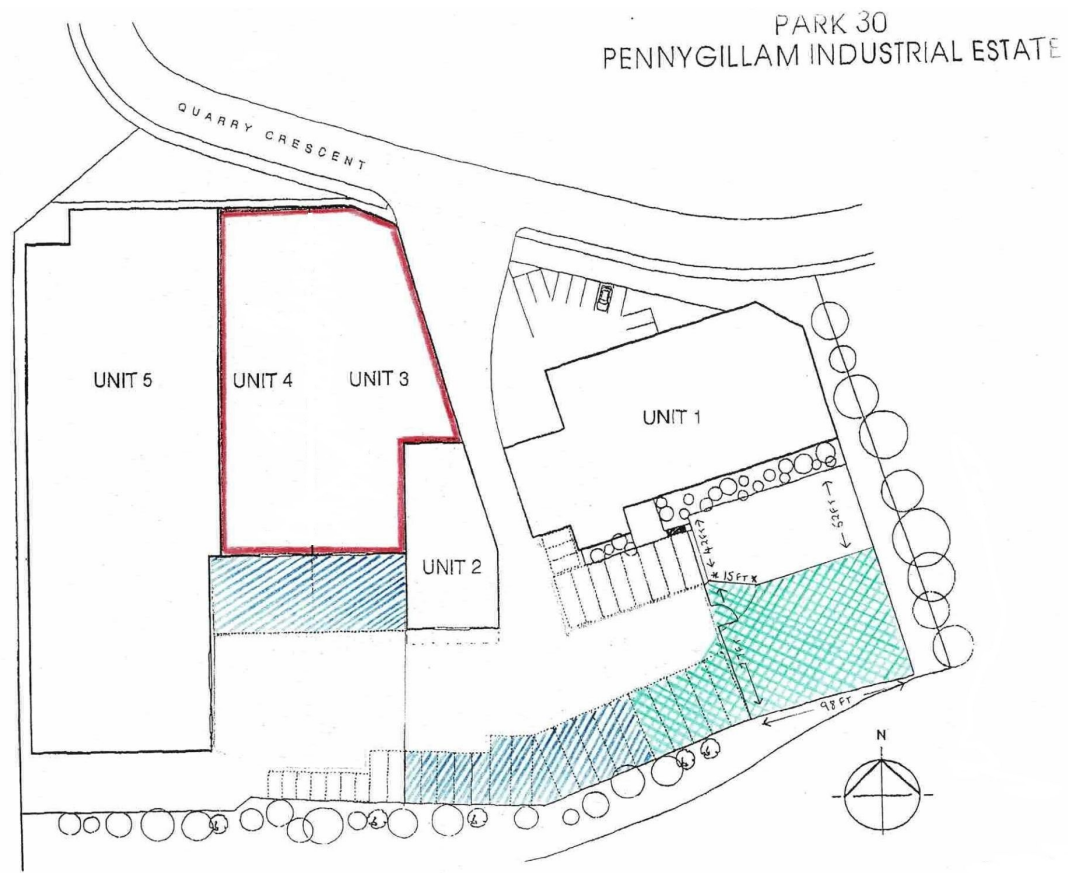


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Site plan - unit outlined in red, and allocated service yard parking area shaded with diagonal blue lines



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Location map - Launceston located with red icon

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