

# For Sale (Long Leasehold with Share of Freehold)



## Modern High Specification Industrial/Warehouse Unit

**Unit 27D**  
**Pennygillam Industrial Estate**  
**Launceston**  
**Cornwall, PL15 7ED**

**6,331 sq ft (588.11 sq m) Including Mezzanine**

**Established Location Close to A30**  
**6M Eaves Height**

**alder king**

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**London** 020 7493 9151  
**Taunton** 01823 444879

**Cardiff** 029 2022 0000  
**Exeter** 01392 353080

**Gloucester** 01452 623290  
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PROPERTY CONSULTANTS

## Location

Pennygillam Industrial Estate sits adjoining the A30 Cornish Expressway and is the principal industrial estate for the gateway town of Launceston.

The site is strategically placed to serve both the expanding local market and a wider area via the A30, which provides rapid access to the Cornwall peninsula in the west and links to Exeter and the M5 to the east.

The Pennygillam Industrial Estate is a popular mixed use estate, which is close to Launceston's new retail park, and has a good mix of local companies, as well as national operators including Euro Car Parts adjacent.



*Not to scale – for identification only*

## Description

Modern industrial warehouse within a terrace of five units built to a high specification. The specification includes:

- In excess of 10% office content.
- Carpeting, heating and lighting.
- 5m up and over loading door.
- Steel frame with internal eaves height of 6m (19 feet).
- Male, female including disabled WC facilities and kitchen
- 9 allocated car parking spaces including 1 disabled
- Allocated service yard
- "Very good BREEAM Environmental Assessment Award".

The current owner has improved the property with the addition of some further office and ground floor production areas and a mezzanine floor.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the following approximate gross internal measurements calculated:

Description	Ft <sup>2</sup>	M <sup>2</sup>
Ground Floor Factory/Warehouse	3003	278.95
Ground Floor offices/ancillary	1045	97.05
<b>TOTAL GROUND FLOOR</b>	<b>4,048</b>	<b>376</b>
Mezzanine	2,283	212.11
	<b>6,331</b>	<b>588.11</b>

## Services

We understand that mains water and electricity and drainage are available at the property. We have not tested any of these installations and all interested parties should satisfy themselves as to their working order/suitability.

## Tenure

Long Leasehold with 1/6 share in freehold.

## Price

£250,000 plus VAT.

## Service Charge

Upon application.

## Business Rates

Based on the Valuation Office Website [www.voa.gov.uk](http://www.voa.gov.uk) the property is currently assessed as follows:

Description – Warehouse and premises  
Rateable Value - £28,750

Interested parties are advised to make their own enquiries of the Local Billing Authority, Cornwall Council in respect of the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.



## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Energy Performance Certificate**

The energy performance asset rating is D (90).

The full certificate and recommendations can be provided on request.

## **VAT**

VAT is chargeable on the purchase price.

## **SUBJECT TO CONTRACT**

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## **Viewing Arrangements/Further Information**

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