

FOR SALE

Listers
PROPERTY CONSULTANTS

Industrial/Warehouse

Unit 2/3, Quarry Crescent, Pennygillam Industrial Estate, Launceston, Cornwall PL15 7ED

13,401ft² / 1,245m²

Modern high eaves units with parking.



Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

FOR SALE

Listers

PROPERTY CONSULTANTS

Location

Southgate Technology Park is located within the Pennygillam Industrial Estate, on the outskirts 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. Nearby occupiers include Armada Tubes, Euro Car Parts, MotorParts Direct, Gregory Distribution, Western Electrical and RGB.



Services

The following services are supplied to the property:
Mains water with grey water harvesting.
Mains gas
Three Phase Electricity

Business Rates

Rateable Value 2017: £27,250
UBR multiplier 2019/20: 49.1p in the £

Terms of Availability

The property is for sale freehold with vacant possession, as a whole only, at an asking price of £795,000. Subject to contract.

Description

Originally two individual units but now integrated as one, these could be separated once again. High eaves (5.5m), steel portal frame construction with profile steel cladding, incorporating translucent daylight panels. With two full height roller shutters. A large area given to parking.



Energy Performance

The property has been assessed and awarded a rating of: TBC.



Accommodation

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 860 | 9257 |
| First Floor | 385 | 4144 |
| TOTAL | 1,245 | 13,401 |

Viewing

Strictly by appointment only via Listers.

Tel: 01752 222135
Email: enquiries@listers.uk.com
www.listers.uk.com

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.

All Rights Reserved COPYRIGHT LISTERS Ltd 2019. Registered in England
Company Number 8473324 VAT no 159 0357 01