



COMMERCIAL PREMISES TO LET WITH PARKING SITUATED ON NEWPORT INDUSTRIAL ESTATE

UNIT 1, **15 NEWPORT INDUSTRIAL ESTATE LAUNCESTON CORNWALL PL15 8EX**

£6,500 PA

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DESCRIPTION

This property is situated on the Newport Industrial Estate close to the centre of the former market town of Launceston.

The property is conveniently placed for easy access to the main A30 roadway.

The accommodation would suit a number of commercial uses but would be ideal for light industrial or office use. On-site parking is available to the front and side.

ACCOMMODATION (910 SQ FT GIA)

The accommodation briefly comprises:-

Ground Floor

<u>Reception Office</u> – 3.78 x 3.40 <u>Office/Store</u> – 3.60 x 2.55 <u>Workshop Area 1</u> – 3.48 x 3.89 <u>Workshop Area 2</u> – 7.27 x 4.57 <u>Workshop Area 3</u> – 4.17 x 1.07

Up and over door to the front 3m wide x 2m high

<u>Inner Hall</u> <u>Cloakroom/wc</u>

First Floor - spacious boarded loft over the whole property

OUTSIDE Parking area to the front and side

SERVICES Mains water supply.

Mains electricity supply.

British Telecom facilities.

LEASE Lease terms are negotiable.

The Tenants will be responsible for the repair and insurance of the property.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

The Tenants will be required to pay all utility charges.

RENTAL £6,500 per annum, paid quarterly in advance.

RATES The Tenants will be responsible for the rates.

RATEABLE VALUE

St Austell 18 Duke St, St Austell PL25 5PH 01726 73483 staustell@jefferys.uk.com Lostwithiel 5 Fore St, Lostwithiel PL22 OBP 01208 872245 lostwithiel@jefferys.uk.com Liskeard 17 Dean St, Liskeard PL14 4AB 01579 342400 liskeard@jefferys.uk.com



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Rateable Value (2017) £tbc

EPC RATING - C

PLANNING USE

If any change of use is required, interested parties will need to make their own enquiries with Cornwall Council.

DIRECTIONS

From Launceston proceed to Newport Industrial Estate. Proceed through the Industrial Estate where plot 15 can be found on your left hand side just before Duchy Autos.

For viewing arrangements and further particulars, please contact the Agents – JEFFERYS - 01579-342400

