



**For Sale / To Let**

**£395,000 freehold**  
**£29,000 pax**

Unit 24 Pensilva Industrial Estate, St. Ive  
Road, Pensilva, Liskeard, Cornwall, PL14 5RE

6,141 Sq Ft  
(570.5 Sq M)

# Summary

- Detached industrial unit
- Current configuration provides showroom, storage and office
- Dock leveller and roller shutter door
- Dedicated on site parking for approx. 8 vehicles
- Full mezzanine providing two offices and additional storage
- Further storage area above office accommodation

## Location:

The property is situated on Pensilva Industrial Estate, a small and well established estate accommodating around 20 businesses. Pensilva is a rural village located in East Cornwall, positioned between Liskeard and Callington. Despite it's rural location there is easy access to the A390, which connects both towns, and offers routes to Plymouth via the A388 at Callington and the A38 at Liskeard which also provides access to the rest of Cornwall. There is also access to the A30 approximately 9 miles to the north.

## Description:

The property comprises a detached industrial unit, currently configured to provide a tile showroom at ground floor level, together with an industrial storage area incorporating a dock leveller and roller shutter loading door for ease of access. A full

mezzanine floor has been installed, offering two well-presented offices alongside additional storage accommodation, while a further small storage area is situated above the office block, making excellent use of the available space.

Constructed in the early 2000s, the unit is well-suited to a range of showroom, trade counter, or light industrial uses.

Externally, the property benefits from a dedicated parking area to the front and side, providing capacity for approximately eight vehicles, ensuring convenient access for staff and visitors.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor	276.35	2,975
Mezzanine	276.35	2,975
Storage over offices	17.82	192
<b>Total</b>	<b>570.5</b>	<b>6,141</b>

## 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 enquiries.

## EPC / MEES:

C (73)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £22,250, therefore making the

approximate Rates Payable £11,103 per annum for 2025/26. Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The freehold of the property is available.

Alternatively, the property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

We understand that the property is not elected for VAT.

## Code for leasing business

### premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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