

TO LET/FOR SALE

Industrial Unit (1,914 sq.ft NIA or 2,042 sq.ft GIA)

OIRO £18,500 plus VAT PA for rental or £280,000 plus VAT for sale

Situated in a prominent position on the estate and Close to the A30



Location

Situated on the outskirts of the busy historic north Cornish town of Launceston these units are positioned in a setting fronting Pennygillam Way, Pennygillam Industrial Estate. The units sit alongside a number of local and national light industrial, service sector, office and retail users. The town centre is easily accessible as is the A30 dual carriageway, which can be joined near the entrance to the estate (approximately 600 metres from the units).

Description

The building is of reasonably modern construction consisting of steel frame with insulated cladding to the walls and roof. The unit has been fitted out with wall linings, carpets and ceilings to create separate spaces and has recently had the electrical installation upgraded. There is an external yard with rights to park vehicles in front of the units.

The existing use class is understood to be for industrial units although Unit 2 has benefited from a restricted retail consent in the past. The property could be suitable for various alternative uses (subject to obtaining the necessary planning consents).



View towards the entrance to the estate



Services

Water—The property is connected to mains water and the supply is shared with adjoining units.

Electric— Each unit has an individual 3 phase power supply.

Drainage—Foul water drainage is connected to the public sewer.

BT/Internet - Superfast broadband is understood to be available in Launceston.

Security—The premises have a security alarm system, but this has not been tested by the Landlord or agent.

Amenities

Launceston boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 17 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (21 miles by road) and Exeter airport services international and domestic flights (50 miles by road). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (15 miles by road).



Accommodation

Merchants Quay is accessed from Pennygillam Way, which is the primary arterial route through the estate with a busy flow of traffic passing. A shared level concrete compound/yard space in front of the unit provides reasonably level access onto Pennygillam Way. The building is accessed from the parking area via two sets of glazed double doors. The main open plan area includes slatwall panels in some areas (for hanging merchandise) and a false ceiling with integral ceiling lights. The false ceiling is insulated above. There is a small room off the main area which could be suitable for office or storage. A larger room, which could be suitable for production or storage is accessed from double doors off the main area. The unit is partially carpeted and includes an air conditioning/heating unit in Unit 1 (note the air conditioning/heater unit has not been tested by the Landlord or agent). The area above Unit 2 has been fitted out with floor joists making it potentially possible to use this area for additional storage or accommodation (subject to compliance with relevant laws). The internal **ceiling height at ground floor is approximately 2.54m from floor**. If the units were stripped out to return the units to full height industrial/warehouse premises, it is estimated there is approximately **5.12m to eaves and 5.84m. to ridge**. There are 2No. roller shutter doors above the glazed entrance doors, which could potentially be reinstated if the units were stripped out (subject to checking serviceability).



Main area towards Office to left and Large Store to right

Sizes

Area Measured	Square Metres	Square Feet	Metres
Unit 1 if stripped out (GIA) - Estimated	94.87	1,021	9.79 x 9.69
Unit 2 if stripped out (GIA)	94.87	1,021	9.79 x 9.69
Ground Floor			
Main open plan area (NIA)	133.04	1,432	N/A
Large store	39.53	425	N/A
Office	5.28	57	2.38 x 2.22
WC (excluded from NIA total)	2.94	32	1.5 x 1.96
Upper Area (Unit 2)			
Upper area of Unit 2 including access hatch (excluded from NIA total)	94.87	1,021	9.79 x 9.69
TOTAL (NIA)	177.85	1,914	N/A

Note: Areas and dimensions are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 1st Edition, May 2015". GIA is a reference to the gross internal area and NIA is the net internal area.



Planning & Building Regulations

The property is not understood to have a recent planning or Building Regulation history as was constructed some time ago. Planning history can be viewed on the [Cornwall Council Online Planning Register](#).

Unit 2 was granted a retail consent (No. 2003/02276) which was restricted to a fireplace showroom only. It is probable there are a variety of uses that could be acceptable in the unit subject to obtaining the necessary planning consents. Interested parties will need to make their own investigations to determine whether planning consent or Building Regulations consent is required for their proposed use.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £18,500 plus VAT per annum are sought for rental or £280,000 plus VAT for a freehold sale.

Terms of Lease

The property is available on a full repairing and insuring basis. The Landlord will recover the cost of insurance from the Tenant. The landlord envisages a lease term of three years or more and rent is to be paid quarterly in advance. A deposit equivalent to 3 months of the annual rent will be held by the Landlord during the term of the lease.

Business Rates

The current rateable value (RV) is £12,750. The RV is as stated on the [Valuation Office Agency \(VOA\) website service](#) (effective date 1st April 2023). Information concerning how rates are calculated are available on the Cornwall Council website. It is possible the occupier could be eligible for small business rates relief (subject to confirmation with Cornwall Council).



Large Store



EPC

The property has an EPC rating of "E", certificate reference number 9270-1823-2212-5962-1426, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is elected for VAT and as such VAT will be chargeable on the rent or purchase.

Rights

There is a right for occupiers to park to the front of the building in available bays.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 05.07.24

