

# TO LET

8No. New Build Industrial Units (902 —7,540 sq. ft (IPMS 2)).

Rental from £9,500 plus VAT per annum, plus maintenance rent.

Combined units are available to let as follows:

1&2—£17,500\*

7&8—£17,500\*

\*All per annum and plus VAT and maintenance rent

Kensey Business Park, Pennygillam Way, Launceston, Cornwall, PL15 7AH



## Location

Situated on the outskirts of the busy historic north Cornish town of Launceston, the units are positioned just off Pennygillam Way, Pennygillam Industrial Estate. The units sit near a number of local and national light industrial, service sector, office and retail/trade counter users. The town centre is easily accessible as is the A30 dual carriageway, which can be joined near the entrance to the estate (approximately 1km from the units).

The site is centrally located in Devon and Cornwall making Plymouth, Exeter and Truro easily accessible within approximately 45 to 50 minutes by road and Bude only approximately 30 minutes away.

## Description

The new build units are steel frame with composite insulated roof and wall cladding. Each unit includes an electrically operated roller door and pedestrian access door to the front and each unit is offered with an accessible toilet and two parking bays (combined/double units will include one toilet facility). The units can be combined as required although there are dividing walls and changes in floor height between units 3 and 4 and 6 and 7. Additional parking can be negotiated if required. The units have full planning consent to be used for storage and distribution (B8) purposes. The owner has also obtained an additional planning consent for the units to be suitable for office/light industrial use (E(g)). The units could be suitable for alternative uses subject to obtaining appropriate planning consents.

Entrance off Pennygillam Way



## Services

**Water**—The units are connected to mains water.

**Electric**— The units can be available with 3 phase electrical power supplies.

**Drainage**—Foul water drainage is connected to the mains sewer.

**BT/Internet** - Fibre can be available to the units.

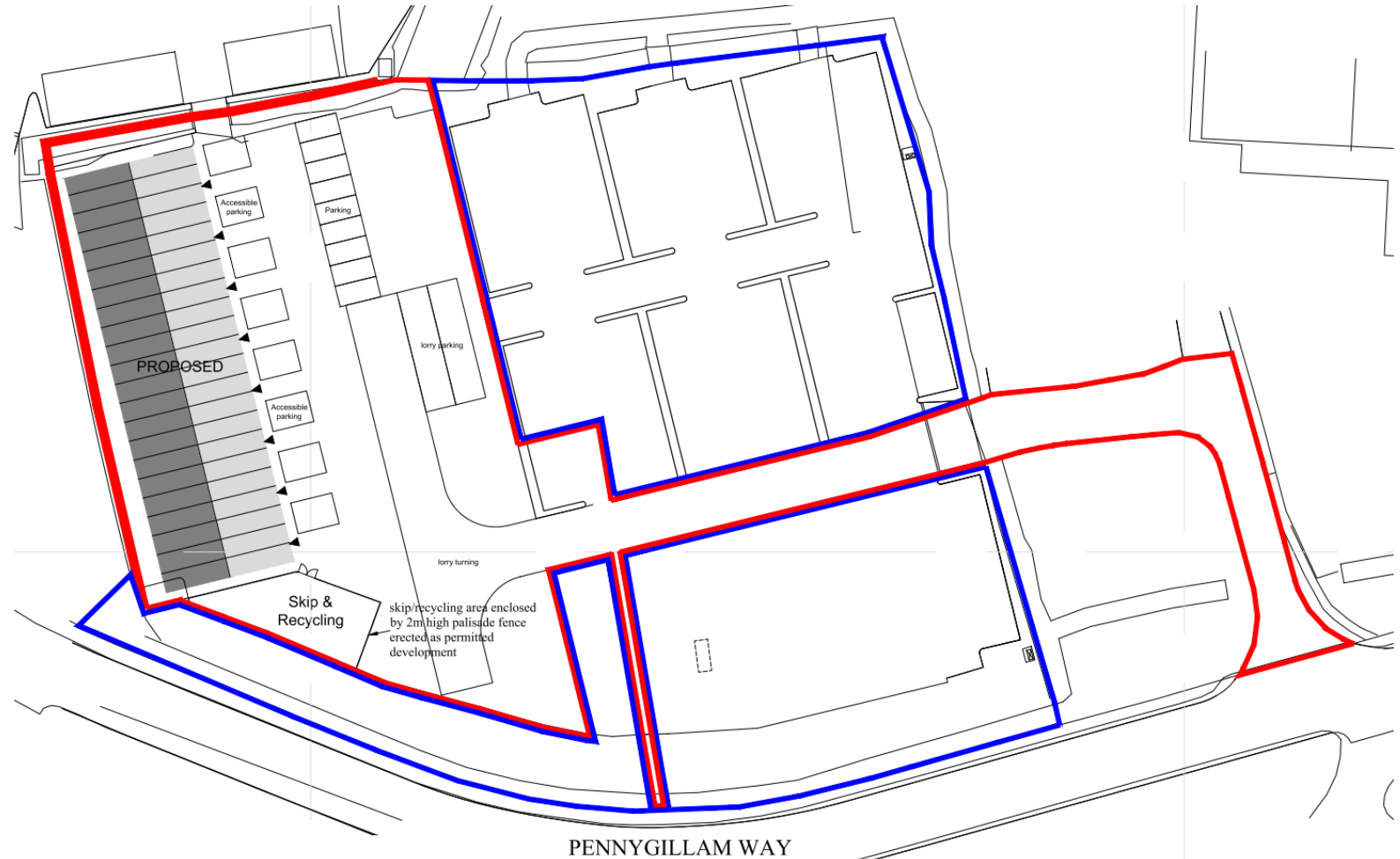
## Amenities

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).

## Site Plan & Access (as red lines)



Indicative layout only - Not to Scale



## Accommodation

The units are accessed from an entrance just off Pennygillam Way. A new terrace of 8 units is offered to let. Each of the new build units will include electrically operated roller doors (**clear width of approximately 3.5m and height of 4.5m TBC when built**) and can be combined or taken individually and internally fitted out with toilets as required (the quoted price per unit includes for 1No. accessible toilet). Each unit will include 2 rooflights and rights to 2 parking bays to the front, although additional parking can be made available nearby (subject to negotiation). The units have internal heights of approximately **5.59m to eaves and 6.85m to ridge (note these measurements are to units 4 to 6 and heights could vary slightly between units)**. Each unit will be fitted with 2No. LED lights, 2No. double sockets and a fire alarm. Area measurements are taken to the internal face of the exterior cladding.



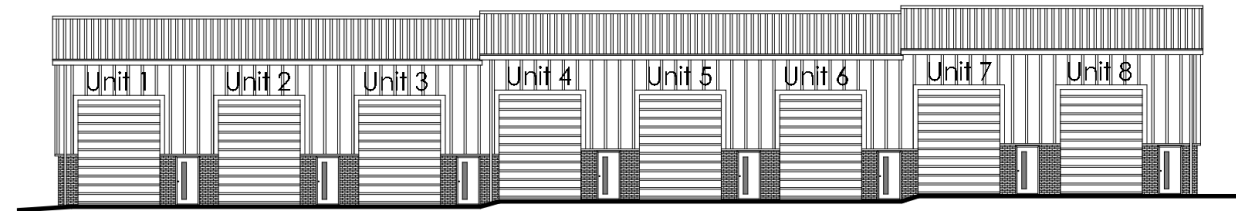
Typical single unit

## Sizes

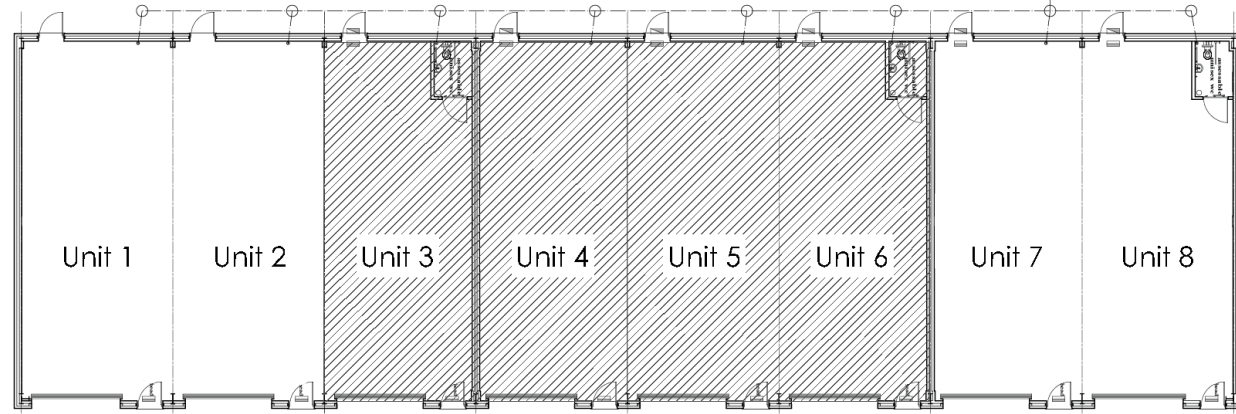
Approximate Area Measured	<u>Square</u> <u>Metres</u>	<u>Square</u> <u>Feet</u>	<u>Metres</u>
<b>New Build Units (can be combined)</b>			
Units 1 & 2	179.68	1,934	14.86 x 12.09
Single Units 3 & 4 (dims/areas per unit)	89.56	902	14.87 x 5.64
Units 5 & 6	173.24	1,865	14.87 x 11.65
Units 7 & 8	179.93	1,937	14.87 x 12.10

**Note: IPMS 2 includes internal/low level walls, columns and toilets etc.**

Note: Areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA.



Indicative drawings only - Not to Scale



Units shown with hatching on the plan are reserved

## **Planning & Building Regulations**

Planning consent has been granted under PA22/03906. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants/purchasers should make investigations through their legal advisors as necessary.

## **Legal Costs**

Tenants will pay the Landlord's reasonable legal costs in respect of the preparation of leases.

## **Price**

All figures quoted below are per annum and plus VAT. Rent for a single unit is £9,500. Double units are available as follows: Units 1&2—£17,500 and Units 7&8—£17,500.

## **Terms**

The property is available on an effective full repairing and insuring lease. A maintenance rent of 5% of the rent plus VAT will be charged in addition to the rent for the maintenance of common areas and the site generally. The Landlord will recover the cost of insurance from the Tenant (premium to be confirmed). The Landlord envisages a lease term of three years or more. The property will be available with vacant possession.

## **Business Rates**

The current rateable value (RV) for units 1&2 is £13,750 and units 7&8 is £13,750. The rateable values are as stated on the [Valuation Office Agency \(VOA\) website service](#) (effective dates 12th September 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#). It is possible some prospective tenants could be eligible for small business rates relief (to be confirmed with Cornwall Council by the Tenant).



Typical double unit



Typical single unit



## EPC

The units have an EPC rating of “A” the certificates are 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 and maintenance rent.

## Rights

There is a right for tenants to park in 2No. allocated bays per unit.

## 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 02.05.24

View towards the access road from the entrance to the units



View towards the units from the access road

