

TO LET

Ground Floor Office premises (1,026 sq. ft, IPMS 4.2)

OIRO £9,250 plus VAT PA

Tranquil rural setting close to A30



Suite 2, Sheers Barton Barns, Lawhitton, Launceston, Cornwall, PL15 9NJ

Location

Located approximately 2 miles outside the historic north Cornish town of Launceston and set in a prominent, tranquil and landscaped environment. Sheers Barton Barns boasts excellent transport links into Cornwall, Devon and the south west region generally. Strategically located just off the A388 between Launceston, Callington and Tavistock and approximately 2 miles away from the A30 dual carriageway westbound. Exeter, Plymouth and Truro are all under an hour away by car. The A39 Atlantic Highway (15 miles) connects to north Cornish beaches (Crackington 19 miles) and the scenic Cornish coastline. Railway services are available at Gunnislake (13 miles) and Exeter (41.5 miles); London to Exeter is approximately 2.5 hours. Newquay and Exeter airports service international and domestic flights (40.9 & 48.8 miles respectively).

Description

Sheers Barton Barns consists of a complex of commercial office suites set in a rural yet accessible location. The site offers ample parking and landscaped areas. The offices/workshops are heated by underfloor heating linked to a ground source heat pump, thus reducing energy costs.



Services

Water— Sub metered mains supply.

Electric— Single phase dedicated supply.

Heating - A ground source heat pump links to underfloor heating in the suite.

Drainage—Private drainage system.

BT/Internet - Broadband is understood to be available to the property.

Amenities

The large offices are accessible via an exclusive ground floor entrance close to a shared parking area to the front of the building. The offices have exclusive toilet facilities. The surrounding land provides a peaceful and relaxing setting for people working in the buildings to enjoy breaks.

Launceston boasts the following amenities and nearby services: Numerous independent shops and national chains (M&S food), sports pitches and a leisure centre, primary, secondary and six form educational facilities, expanding residential and commercial developments and quality local restaurants and pubs. Pennygillam Industrial Estate is home to a wide variety of local, national and international businesses.



Accommodation

Suite 2 is accessed from the upper primary parking area via a set of steps down to a ground floor entrance below. Level pedestrian access to Suite 2 is available via a covered walkway from the courtyard area which has level access to the visitor parking area. The entrance door into Suite 2 leads to Room 1, which is an open plan area linking either to Room 2, which is separated from Room 1 by a wall and glazed partition, or to a corridor linking the large toilet facility, kitchenette and Room 3. All rooms benefit from good levels of natural light owing to generously sized windows. The accompanying indicative floor plan shows the layout of the offices. There is a shared ground source heat pump providing heating to all suites. There are extensive car parking facilities on site; the number of parking bays required can be negotiated.

Sizes

Approximate Area Measured (IPMS 4.2)	Square Metres	Square Feet	Metres
<u>GROUND FLOOR</u>			
Room 1	36.75	396	6.02 x 6.08
Room 2	38.46	414	6.09 x 5.98
Corridor/Lobby	2.36	25	1.2 x 1.97
Large Toilet	2.77	30	1.82 x 1.55 (max)
Kitchenette	1.86	20	1.24 x 1.56 (max)
Room 3	13.12	141	2.89 x 4.54
Total (IPMS 4.2)	95.32	1,026	

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as column or boxed pipe for example.



Planning & Building Regulations

Planning consent was granted for the conversion of a traditional farm building to form rural business units under application: E1/2003/01311. It is understood Building Regulation permission was granted around the same time, although this is not verified by Philips Rogers Ltd. Planning and Building Regulation history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make the necessary investigations through their legal advisors.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £9,250 plus VAT are sought for the annual rental of the property.

Terms

The property is available on an internal repairing and insuring basis. The landlord will recover the cost of insurance from the tenant (premium to be confirmed). A proportional contribution will be charged (by way of a maintenance rent) towards the cleaning, maintenance and repair of the communal areas of the buildings and grounds. The cost of heating will be based on a proportion of the shared electricity costs (at current standing charge and unit rates) of running the ground source heat pump. The landlord envisages a lease term of three years or more. The property is available for occupation from the 1st March 2023.



Business Rates

The rateable value (RV) from 1st April 2023 will be £9,600. 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 **prospective tenants could be eligible for small business rates relief** (to be investigated by interested parties as required).

EPC

The property has an EPC rating of “B”, certificate reference number 1053-6798- 7991-4694-0676, 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.

Rights

Rights will be granted for parking. The number of bays required can be negotiated.

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. Prospective tenants must satisfy themselves the details are correct and not place reliance on them if entering into a contract or incurring expenses.

Viewing Arrangements

By appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 18.03.24

