

FOR SALE

Industrial Unit (1,018 sq.ft IPMS 2)

Offers in the region of £115,000 plus VAT

Close to A30 dual carriageway (which connects to the M5)

Rare freehold opportunity

Available with vacant possession



3 Merchants Quay, Pennygillam Industrial Estate, Launceston, Cornwall, PL15 7QA

Location

Situated on the outskirts of the busy historic north Cornish town of Launceston this unit is positioned in a good setting just off Pennygillam Way, Pennygillam Industrial Estate. The unit sits 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 unit).

Description

The building is of modern steel frame construction with insulated metal cladding to the walls and roof. There are skylights set in the roof providing good levels of natural light. The unit is open plan with a toilet block within. There is an external yard with rights to park vehicles in front of the unit.

The existing use class is understood to be for "Industrial Units" although 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 sub metered mains water.

Electric— The property has a 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.

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 via dual carriageway). 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 route through the estate with a busy flow of traffic passing. A shared concrete yard space in front of the unit provides reasonably level access onto Pennygillam Way. The building is accessed from the parking area via a short concrete ramp up to the roller shutter door (with pedestrian wicket gate door set within). The roller door has an approximate clear opening width of **3.46m and approximate height of 3.20m**. The internal heights are approximately **4.58m to lowest point of eaves and 5.69m to lowest point of ridge**.

The unit is open plan with a toilet block within.

Sizes

Area Measured

<u>Square</u> <u>Metres</u>	<u>Square</u> <u>Feet</u>	<u>Metres</u>
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GROUND FLOOR

Floor Area (IPMS 2)	94.58	1,018	9.69 x 9.77
Toilet (NIA) (inc. in IPMS 2)	3.02	33	1.50 x 2.01
Total Ground Floor (IPMS 2)	94.58	1,018	

Note IPMS 2 includes areas occupied by internal walls, stairs, 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. 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](#).

Interested parties will need to make their own investigations to determine whether planning consent is required for their intended use.

Legal Costs

Each party will be responsible for their own legal costs.

Price

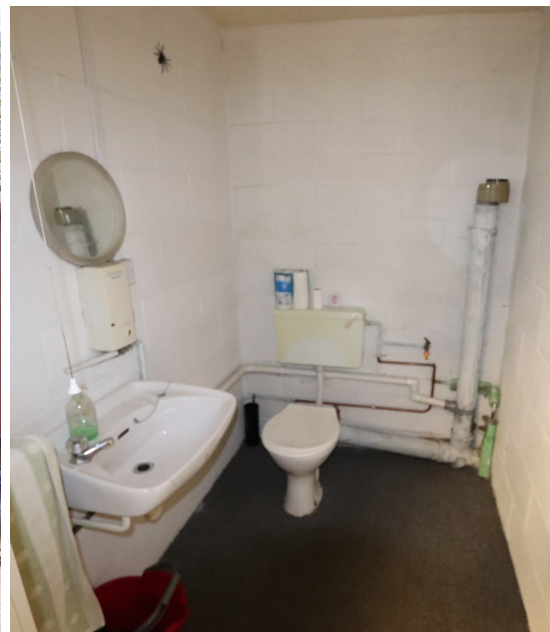
Offers in the region of £115,000 plus VAT are sought for the freehold interest of the property.

Terms

The property is available with vacant possession. Any sale will include an estate service charge for maintenance of common areas.

Business Rates

The current rateable value (RV) is £6,800. 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](#).



EPC

The property has an EPC rating of "E", certificate reference number 3537-6568-9233-1687-4836, 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 any sale.

Rights

The right to park vehicles to the front of the unit will be granted in a sale.

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 01.05.24