

TO LET



New Build Industrial Unit & Offices (3,559 sq. ft, IPMS 2)

Warehouse of approximately 2,701sq.ft.

OIRO £35,000 plus VAT PA

Significant yard and parking area within a secure compound, Close to A30



12 Pennygillam Way, Pennygillam Industrial Estate, Launceston, Cornwall, PL15 7ED



Location

Situated on the outskirts of the busy historic north Cornish town of Launceston this unit is positioned in a prominent position on 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 650 metres from the unit).

Description

The building is of new build construction consisting of steel frame with both composite insulated cladding panels and some masonry walls. The building consists of a large open plan warehouse with generous height and an adjoining two storey flat roof office/welfare block. A glazed entrance together with windows in external walls and rooflights set in the roof provide good levels of natural light. A secure external yard provides parking for approx. 8No. vehicles or outside storage to the front and rear of the building.

Full planning consent is granted for E (g) (i)-(iii) - office, R&D, industrial processes, B2 - general industrial and B8 storage & distribution). The property could be suitable for alternative uses (subject to obtaining appropriate planning consents).



View towards the entrance to the Estate and Unit (red arrow)



Services

Plans © of PSW Architectural Services

Water—The property is connected to mains water.

Electric— The property has a three phase 45 KVA electrical power supply although further capacity is understood to be available (subject to National Grid confirmation).

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

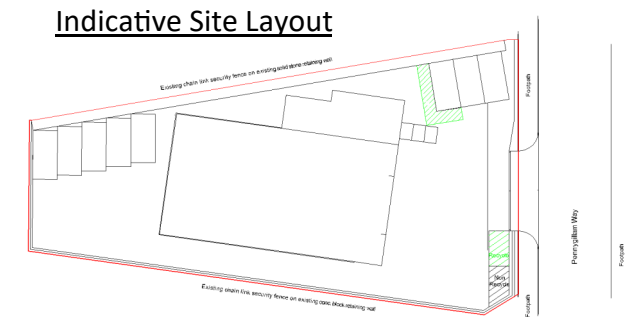
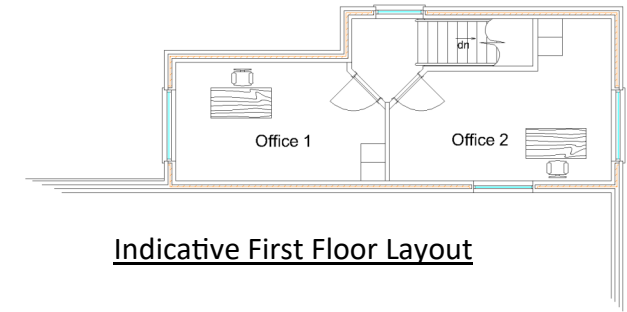
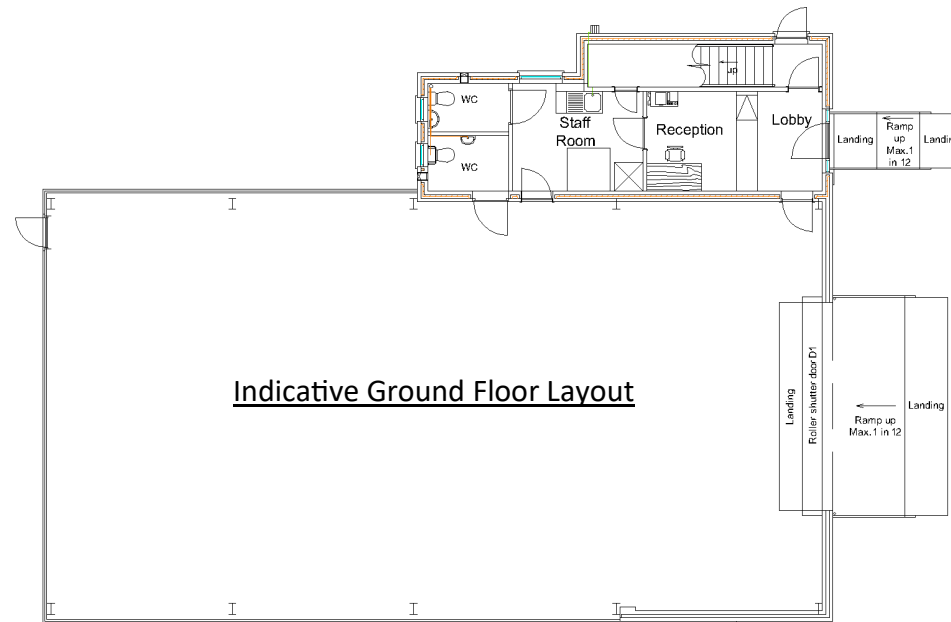
BT/Internet—Superfast broadband is understood to be available in Launceston.

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 17.6 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (19.7 miles by road) and Exeter airport services international and domestic flights (48.7 miles by road). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (13.3 miles by road).



Accommodation

The property is accessed from Pennygillam Way, which is the primary route through the estate and has a constant busy flow of traffic passing. The property is set reasonably level with the entrance onto Pennygillam Way within a secure fenced compound. The building is accessed by pedestrians through a ground floor glazed entrance door to a lobby and reception area leading to a staff room/kitchenette with a storage cupboard under the stairs and toilet off to the rear. The staff room includes a double glazed window through the external wall. The main warehouse (**clear height to eaves 4.9m and ridge 7.2m**) is accessed by pedestrians either from the entrance lobby or staff room or by vehicles from a large electric roller shutter door (**approx. width 5.84m and height of 5.82m**). An accessible toilet within the office block is accessed from the main warehouse.

The two first floor offices are accessed via a landing at the top of the staircase from the ground floor lobby. Each office includes a double glazed window.

The external yard includes approx. 7No. standard parking bays and 1No. accessible bay (8No. Total).

Sizes

Area Measured

Square Metres Square Feet Metres

GROUND FLOOR

Lobby (NIA)	TBC		
Reception (NIA)	TBC		
Staff Room/Kitchenette (NIA)	TBC		
Under Stair Storage Cupboard	TBC		
Toilet (NIA)	TBC		
Accessible Toilet (NIA)	TBC		
Ground Floor Welfare (IPMS 2)	39.88	429	10.80 x 4.15 (max)
Warehouse area (IPMS 2)	250.92	2,701	21.71 (max) x 11.79 (max)
Total Ground Floor (IPMS 2)	290.80	3,130	

FIRST FLOOR

Office 1 (NIA)	TBC		
Office 2 (NIA)	TBC		
Total First Floor (IPMS 2)	39.88	429	As ground
Total Area (IPMS 2)	330.68	3,559	

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. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as a step in the wall, column or boxed pipe for example.



Planning & Building Regulations

Planning consent has been granted under PA22/06415 for the following use classes: E (g) (i)-(iii) - office, R&D, industrial processes, B2 - general industrial and B8 storage & distribution). The property could be suitable for alternative uses (subject to obtaining appropriate planning consents).

Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as necessary.

Legal Costs

The prospective tenant will pay the landlords reasonable legal costs in respect of preparation of the lease. Subject to a maximum of £1,500 plus VAT.

Price

Offers in the region of £35,000 plus VAT are sought for the annual rental of the unit.

Terms

The property is available on a full repairing and insuring basis. The landlord will recover the cost of insurance from the tenant (estimated premium to be confirmed). The landlord envisages a lease term of 10 years and rent is to be paid quarterly in advance. The property is available with vacant possession.

Business Rates

The rateable value (RV) will be assessed once the unit has been inspected by the [Valuation Office Agency \(VOA\)](#). The RV will be stated on the VOA website service. Information concerning how rates are calculated are available on the [Cornwall Council website](#).



Rear Yard



Front Yard

EPC

The unit has an estimated EPC rating of "TBC as on order". When lodged the EPC will be 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.

Under Construction

Please note the building remains under construction and as such any plans or room dimensions provided are subject to variation following construction.

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: **01208 812 812**

Brochure Dated 29.04.24



Ground Floor Office/Lobby/Reception area



First Floor Office area

