

# TO LET

Office/Business Space (near A30)

114.16 sq. m (1,229 sq. ft) - IPMS 4.2

£10,950 plus VAT per annum

Rent free incentive potentially available



Unit 3a, Trethorne Business Park, Kennards House, Launceston, Cornwall, PL15 8QE

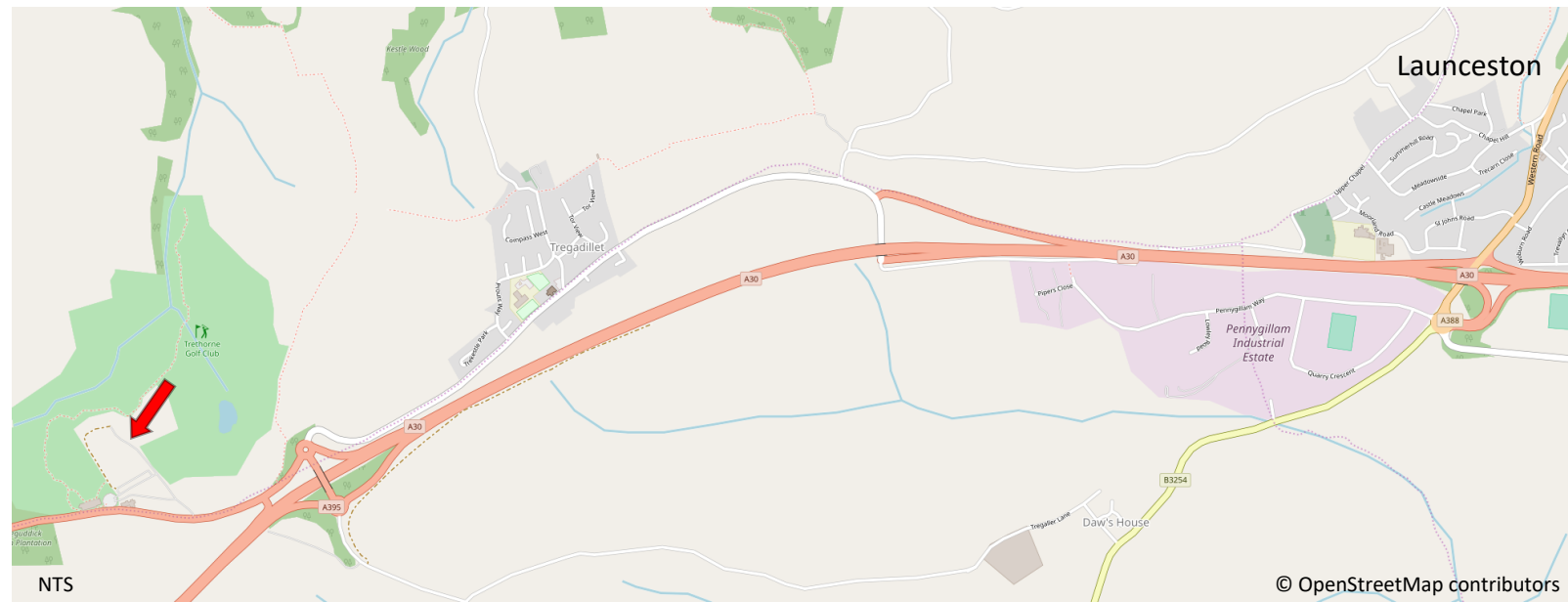
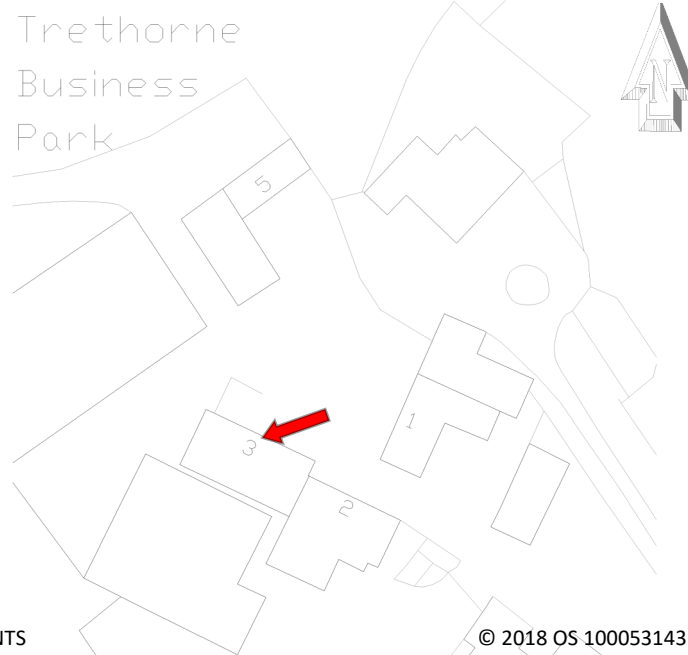
## Location

Trethorne Business Park is situated 3.8 miles outside of the busy historic north Cornish town of Launceston. The unit is strategically positioned just off the A395 and within half a mile of the A30 dual carriageway, which is accessible in either direction from the Kennards House junction. The unit is situated alongside Trethorne Leisure Park and Trethorne Golf Course, which provide a stunning visual setting.

## Description

The building is a modern barn conversion finished to a good specification. The unit is at first floor level and accessed via a ground floor entrance and staircase from the adjacent car park. The property was developed in 2005 and sits alongside a number of other businesses.

The existing use class is understood to be B1 (Business) although the property could be suitable for various alternative uses (subject to obtaining the necessary planning consents).



## Services

**Water**—Mains water. The cost is included in the rent (reasonable office use only).

**Electric**— Single phase electrical power supply with standalone/dedicated supply.

**Gas**— Boiler supplied by gas bottles/tanks for the provision of heating and hot water. The Tenant will be responsible for arranging the refill of gas bottles/tanks as required.

**Drainage**—Foul water drainage is connected to a private drainage system.

**BT/Internet** - Broadband is understood to be available in the unit.

## 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 (50 miles by road) services international and domestic flights (all from Launceston)

The A30 dual carriageway can be joined approximately half a mile by road and the A39 Atlantic Highway (14 miles by road).



Access from the A395 (looking towards A30)

## Accommodation

The unit is accessed from a concrete parking area to a front door leading to a ground floor lobby and staircase to the first floor. The property enjoys a semi rural location and is flanked by a golf course and leisure park on all sides. The unit has a partially vaulted ceiling and numerous windows and rooflights provide good levels of natural light. The layout is largely open plan with one private room off the main area with a glazed vision panel between.

The unit has a kitchen, enlarged and standard toilet facilities. Heating and hot water are provided by a gas heating system supplied by gas bottles/tanks.

Parking is available in the adjacent concrete yard area. Additional parking is located at the Trethorne Leisure Park car park if required.

## Sizes

Approximate Area Measured (IPMS 4.2)	Square Metres	Square Feet	Metres
<b>UNIT 3a</b>			
First floor area (including server cupboard)	88.14	949	-
Private office off main area	7.98	86	2.28 x 3.60 (Max)
Kitchen	8.02	86	2.0 x 4.01 (Max)
Room for boiler	0.38	4	-
Female WC	2.88	31	1.46 x 1.97
Male WC	1.36	15	1.47 x 0.96 (Max)
Ground floor access lobby & stairs	5.40	58	-
<b>Total (IPMS 4.2)</b>	<b>114.16</b>	<b>1,229</b>	

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 permission was granted to develop the complex in 2005 under application: E1/2005/02100. It is understood Building Regulation permission was granted around the same time, although this is not verified by Philips Rogers. 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 to cover their own legal costs in the preparation of any lease agreement.

## **Price**

Offers of £10,950 plus VAT are sought for the annual rental of Unit 3a. The property is available with vacant possession.

## **Terms**

The property is available on an internal repairing basis. The landlord will cover the cost of insurance within the rent. There will be a fixed maintenance rent of 5% plus VAT of the annual rent as a contribution towards the site and exterior building maintenance and water supply and drainage (reasonable office use only). The landlord envisages a lease term of three years or more.

## **Business Rates**

The rateable value (RV) from 1st April 2023 is £11,500. The RV is as stated on the [Valuation Office Agency \(VOA\) website service](#). 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 confirmed with Cornwall Council prior to agreeing terms).



Private Office (blue arrow)



Private Office

## EPC

EPC rating of "D" (certificate reference number 0260-3927-0378-9220-3044). The certificate can be downloaded from: <https://www.ndepcregister.com/>

## VAT

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

## Rights

There is a right to utilise the parking area in front of the unit, which is owned by the Landlord. Access must be maintained at all times on the access road.

## 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 18.03.24



Entrance Lobby & Staircase to First Floor



Kitchen/Staff Welfare