

FOR SALE

Philips Rogers
Commercial

Industrial Units 3, 4, 9, 11 & 22 (approximately 5,036 sq.ft IPMS 2)

Site of approximately 1.07 acres (including units) with further rental potential

Can be sold together or split as required (subject to negotiation)

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

Rare freehold opportunity



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

Regulated by
 **RICS**[®]

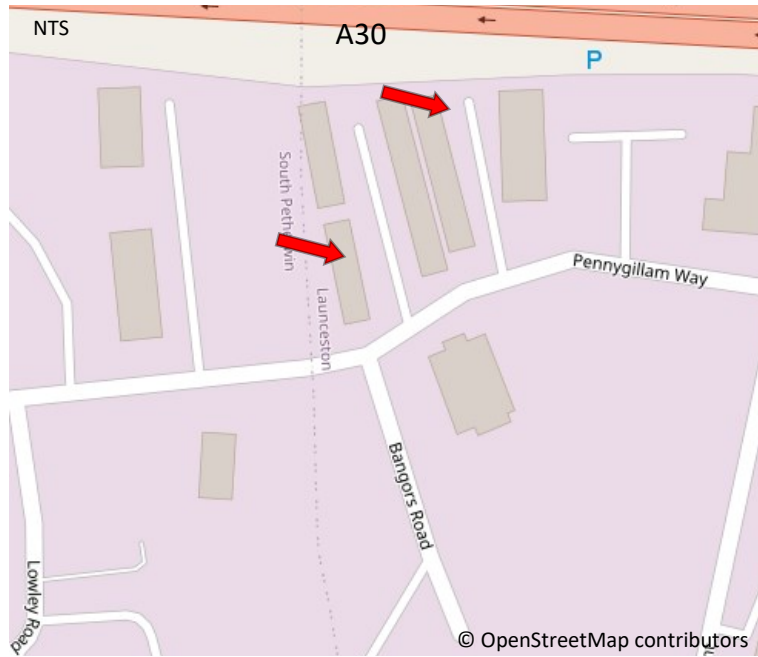
Location

Situated on the outskirts of the busy historic north Cornish town of Launceston, Merchants Quay is positioned in a good setting just off Pennygillam Way, Pennygillam Industrial Estate. The units sit 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).

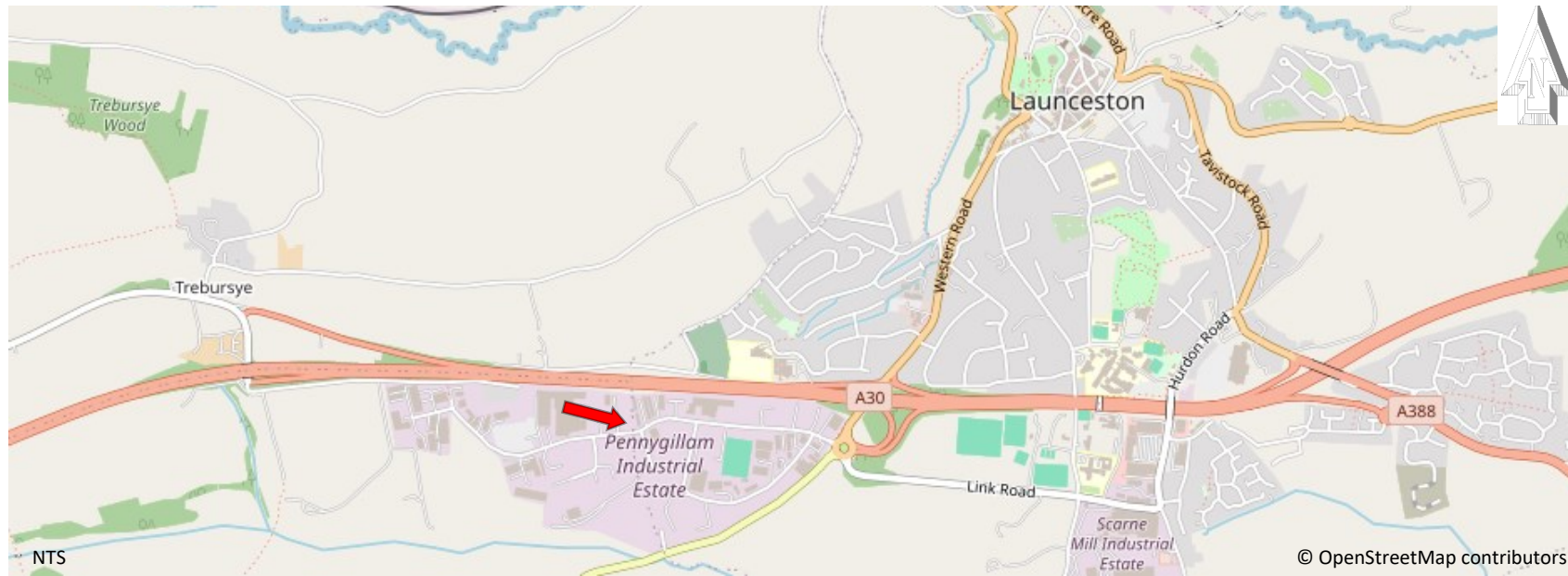
Description

The buildings are 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 units are open plan internally. There is an external yard with rights to park vehicles in front of the units.

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).



Unit 22 & Container (Unit 23)



Services

Water—Units 3&4 are connected to sub metered mains water. Unit 9 has a dedicated mains supply. Unit 11 has a temporary sub metered water supply. A permanent dedicated supply to Unit 11 is proposed for sale. Unit 22 does not have a water supply.

Electric—The properties have 3 phase power supplies (no power to container).

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).



Unit 3 Interior (floor matting is now removed)

Accommodation

The site plan opposite shows the freehold land and units available. The areas of the plan inside the red lines without coloured hatching show the land and buildings being sold. Units can be sold individually, although the retained land will be sold with Unit 9. Unit 22 could be sold with its own land if all remaining land is not retained with a Unit 9 sale.

A shared concrete yard space in front of the units provides reasonably level access on to Pennygillam Way. The buildings are accessed from the parking area via a concrete yard to the roller shutter doors with pedestrian access doors to the side (Unit 3) or pedestrian wicket gates set within roller doors (Units 4, 9, 11 and 22). Units 3 and 4 have toilet facilities. Unit 9 has a shower fitted in the former toilet facility (toilet could be fitted instead) and Unit 22 has a toilet facility but it is not connected to a water supply.

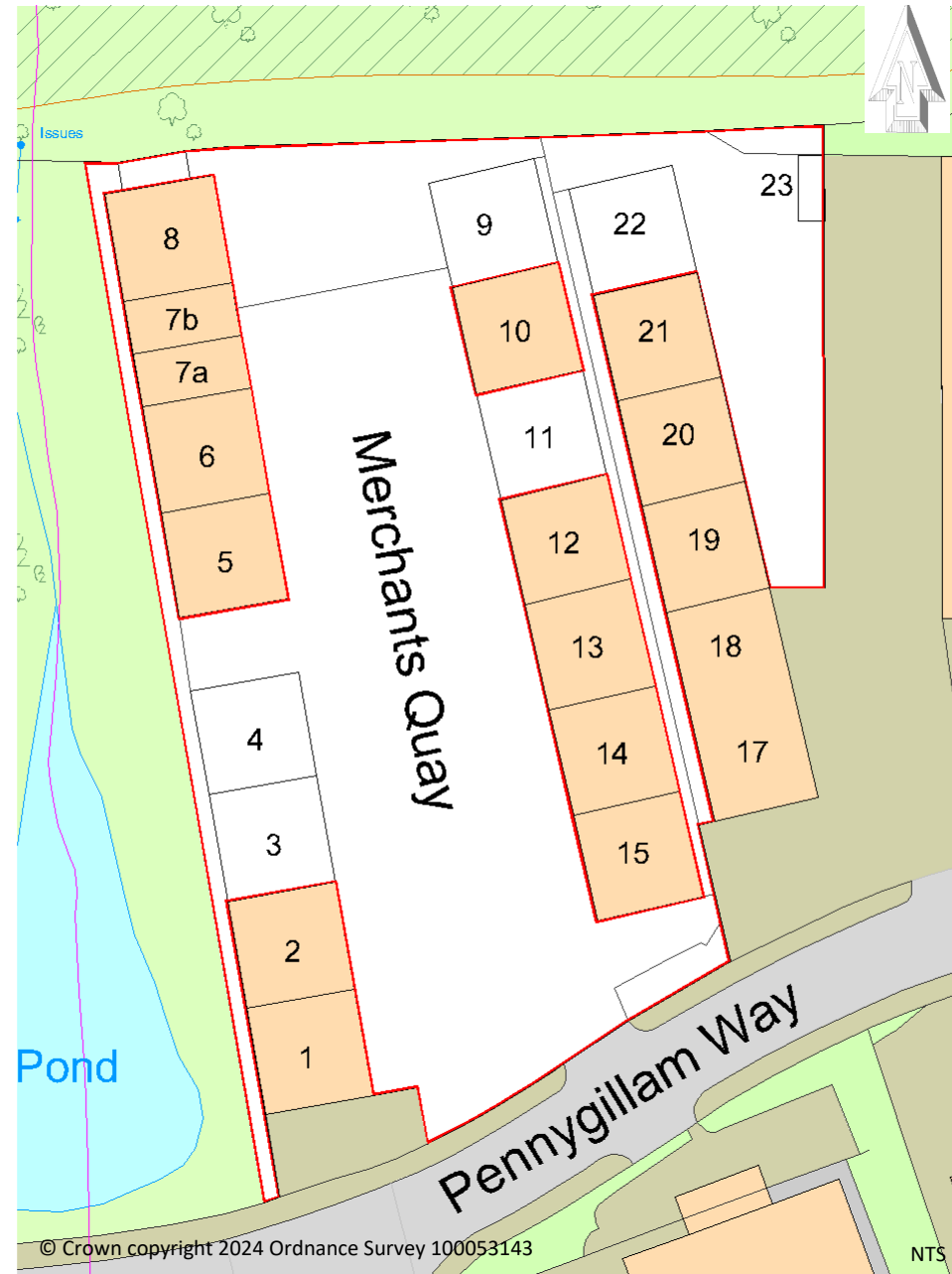
Tenants are responsible for the internal repair of units (to include roller doors) and contribute to exterior maintenance of the buildings and site by way of a fixed maintenance rent. The cost of buildings insurance is recovered from tenants by the Landlord.

Sizes

Area Measured (IPMS 2)	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>	<u>Passing Rent</u>	<u>£ per sq.ft</u>
Unit 3 (vacant Aug 24)	94.58	1,018	9.69 x 9.77	£7,549.75	£7.42
Unit 4	92.45	995	9.67 x 9.56	£7,602	£7.64
Unit 9 (including yard lettings)	93.03	1,001	9.64 x 9.65	£14,217.6	£N/A
Unit 11	94.38	1,016	9.65 x 9.78	£8,587.92	£8.45
Unit 22	93.50	1,006	9.56 x 9.78	£9,000	£8.95
Unit 23 (container)	N/A	N/A	2.45 x 6.10	£1,249.92	£N/A
Total	467.94	5,036		£48,207.19	

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 are invited for the remainder of the freehold interest of the property based on the guide prices below (all prices are plus VAT).

Units are priced individually and available for offers in the region of :

Unit 3 £120,000

Unit 4 £120,000

Unit 9 (including remaining land but excluding Unit 22 land) £190,000

Unit 11 £120,000

Unit 22 (including adjacent land and Unit 23 container) £160,000

Terms

Units are available tenanted (some with Landlord break clause) or Unit 3 with vacant possession. Lease details available upon request. Any sale will include an estate service charge for maintenance of common areas.

Business Rates

The current Rateable Value (RV) for each unit is as follows:

Unit 3 £6,800. Unit 4 £6,700, Unit 9 £6,900, Unit 11 £6,700, Unit 22 - TBC with the Valuation Office Agency. The RV's are as stated on the [Valuation Office Agency \(VOA\) website service](#) (effective dates 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The properties have the following EPC ratings:

Unit 3 "E", certificate reference number 3537-6568-9233-1687-4836

Unit 4 EPC is on order.

Unit 9 "E" certificate reference number 0990-0236-0519-0527-4006

Unit 11 "D" certificate reference number 6398-2264-7057-3672-0128

Unit 22 No EPC as used as a storage warehouse with no heating.

EPC's 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 any sale.

Rights

The right to park vehicles to the front of the units will be granted in any sale of individual units.

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 19.07.24



Unit 9



Unit 9 compound behind fence