



**COMMERCIAL PREMISES TO LET WITH PARKING SITUATED ON
NEWPORT INDUSTRIAL ESTATE**

**UNIT 1,
15 NEWPORT INDUSTRIAL ESTATE
LAUNCESTON
CORNWALL
PL15 8EX**

£8,500 PA

DESCRIPTION

This property is situated on the Newport Industrial Estate close to the centre of the former market town of Launceston.

The property is conveniently placed for easy access to the main A30 roadway.

The accommodation would suit a number of commercial uses but would be ideal for light industrial or office use. On-site parking is available to the front and side.

ACCOMMODATION (910 SQ FT GIA)

The accommodation briefly comprises:-

Ground Floor

Reception Office – 2.81 x 3.40

Office/Store – 3.60 x 2.55

Workshop Area 1 – 3.48 x 3.89

Workshop Area 2 – 7.27 x 4.57

Workshop Area 3 – 4.17 x 1.07

Up and over door to the front 3m wide x 2m high

Kitchen

Cloakroom/wc

First Floor – spacious boarded loft over the whole property

OUTSIDE

Parking area to the front and side

SERVICES

Mains water supply. No heating aside from a panel heater in the Cloakroom.

Mains electricity supply.

British Telecom facilities.

LEASE

Lease terms are negotiable.

The Tenants will be responsible for the repair and insurance of the property.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

The Tenants will be required to pay all utility charges.

RENTAL

£8,500 per annum, paid quarterly in advance.

RATES

The Tenants will be responsible for the rates.

RATEABLE VALUE

Rateable Value (2026) £6,100

EPC RATING – E

PLANNING USE

If any change of use is required, interested parties will need to make their own enquiries with Cornwall Council.

DIRECTIONS

From Launceston proceed to Newport Industrial Estate. Proceed through the Industrial Estate where plot 15 can be found on your left hand side just before Duchy Autos.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

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