Jefferys ESTABLISHED 1865




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

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

## £6,500 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
£6,500 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**





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