

TO LET

2No. Modern Industrial Units (5,803 sq.ft, IPMS 4.2, inc. mezzanines)

Units can be taken together or split individually (see floor plans)

34 E - 2,598 sq.ft (IPMS 4.2) of which 1,103 sq.ft is first floor - £16,500 PAX.

34 F - 3.205 sq.ft (IPMS 4.2) - of which 692 sq.ft is open mezzanine - £23,500 PAX.

Close to A30



34 E&F Compass Business Park, Pennygillam Industrial Estate, Launceston, PL15 7EB

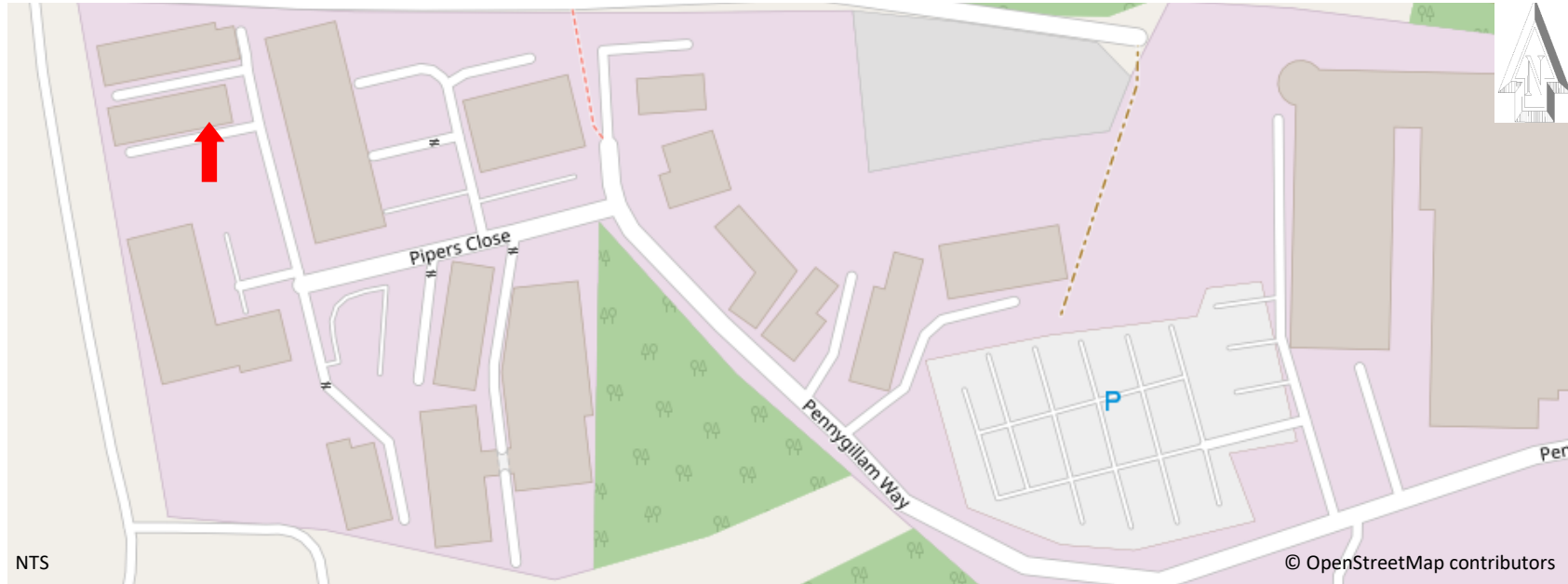
Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the units are positioned in Compass Business Park, which is just off Pipers Close on 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 just under a mile from the units.

Description

The units are of modern construction consisting of steel frame with composite insulated cladding panels externally and some masonry walls. Rooflights set in the roof provide good levels of natural light. Parking is available to the front of the units (3 bays per unit). Additional parking/storage land can potentially be negotiated if required. The units could be suitable for various uses (subject to obtaining planning consent).

Both units include mezzanines, office/storage rooms and other facilities (see indicative floor plans).



Services

Water—Mains water is connected with individual supplies.

Electric— Separate three phase power supply to each unit.

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

BT/Internet—Superfast broadband is understood to be available in Launceston. Prospective tenants will need to make connection enquiries with their preferred supplier.

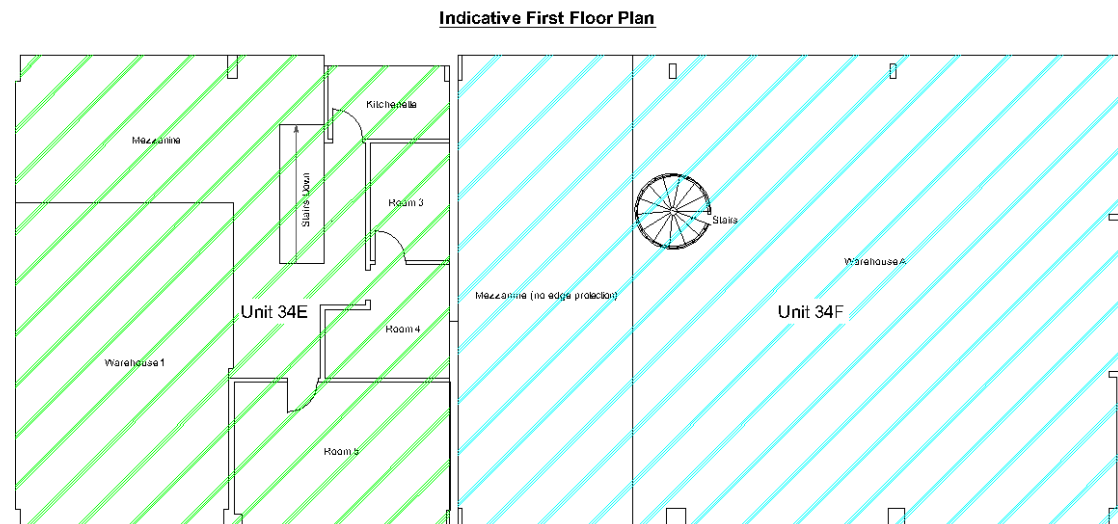
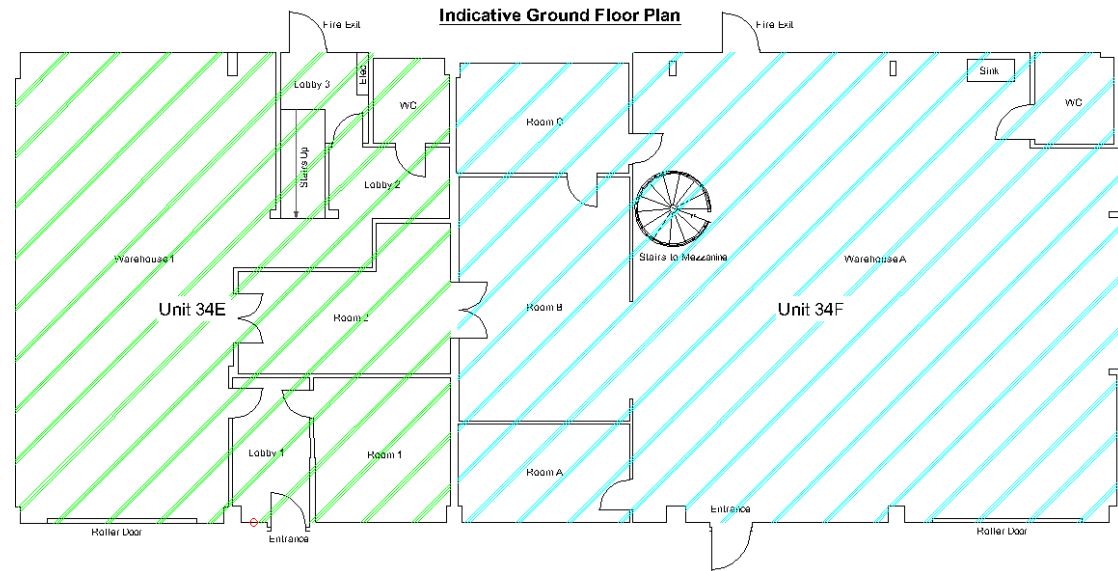
Amenities

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 17.9 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (20.3 miles by road) and Exeter airport services international and domestic flights (49.3 miles by road). The A30 dual carriageway can be joined about a mile away by road and the A39 Atlantic Highway (13.9 miles by road).

Note: Indicative plans shown opposite are not to scale although approximate A3 PDF's to scale are available upon request or can be downloaded from www.philipsrogers.co.uk.



Unit 34 E - Accommodation

The property is accessed from Pipers Close off Pennygillam Way (the primary route through the estate). See the accompanying floor plans showing layout.

The unit can be accessed via an electric roller shutter door (**approx. width 3.98m and height of 4.5m**) or via a separate personnel door.

The personnel door leads to Lobby 1 which links to Warehouse 1 (**approx. clear height to eaves 5.6m and ridge 7.5m**). Room 1 can be accessed from Lobby 1. Room 2 is accessed off Warehouse 1, where a double set of doors provide access to Unit 34F (this opening can be blocked up if units are taken separately). Lobby 2 leads to the WC, Lobby 3, the fire exit and stairs to the first floor Mezzanine and Rooms 3, 4 and 5. There is also a Kitchenette on the first floor.



Note: Dimensions and areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to Gross Internal Area (GIA) and IPMS 4.2 is similar to Net Internal Area (NIA), although the latter includes standard facilities such as toilets etc.). 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 a step in the wall, column or boxed pipe for example. Measurements are taken to the face of internal cladding face and not the low block plinth/wall.

Sizes

Area Measured - (IPMS 2 taken to the internal face of the cladding)

Square Metres **Square Feet** **Metres**

UNIT 34 E: GROUND FLOOR

	Square Metres	Square Feet	Metres
Total Ground Floor (IPMS 2*)	155.86	1,678	12.04 x 13.01
Lobby 1 (IPMS 4.2)	8.59	95	4.15 (max) x 2.12 (max)
Room 1 (IPMS 4.2)	14.97	161	3.79 (max) x 4.00 (max)
Warehouse 1 (inc. Lobby 2) - IPMS 4.2	94.28	1,015	Not uniform/square
Room 2 (IPMS 4.2)	19.29	208	Not uniform/square
Lobby 3 inc. Elec. Cupboard - (IPMS 4.2)	5.00	54	Not uniform/square
WC (IPMS 4.2)	4.84	52	2.33 (max) x 2.1 (max)
Total Ground Floor (IPMS 4.2**)	146.97	1,585	

*IPMS 2 includes internal walls, toilets and columns etc. (similar to GIA). **IPMS 4.2 excludes internal walls, columns and stairs etc. (similar to NIA), but includes toilets.

UNIT 34 E: FIRST FLOOR

Mezzanine	47.09	507	Not uniform/square
Room 3 (IPMS 4.2)	7.12	77	3.25 x 2.19
Room 4 (IPMS 4.2)	9.26	100	Not uniform/square
Room 5 (IPMS 4.2)	23.60	257	5.97 (max) x 4.03 (max)
Kitchenette (IPMS 4.2)	6.71	72	3.36 (max) x 2.01 (max)
Total First Floor (IPMS 4.2)	93.78	1,013	
Total Ground & First (IPMS 4.2)	240.75	2,598	

Unit 34 F - Accommodation

The property is accessed from Pipers Close off Pennygillam Way (the primary route through the estate). See the accompanying floor plans showing layout.

The unit can be accessed via an electric roller shutter door (**approx. width 4.0m and height of 4.50m**) or via a separate personnel door.

The personnel door leads to Warehouse A (**approx. clear height to eaves 5.6m and ridge 7.5m**) which links to a WC and Rooms A, B and C. Room B includes a double set of doors providing access to Unit 34E (this opening can be blocked up if units are taken separately). There is a sink set in a worktop in Warehouse A and a fire exit to the rear. There is a spiral staircase in Warehouse 1 to an open mezzanine (no edge protection) over Rooms A to C.



Sizes

Area Measured - (IPMS 2 taken to the internal face of the cladding)

Square Metres Square Feet Metres

UNIT 34 F: GROUND FLOOR

	Square Metres	Square Feet	Metres
Total Ground Floor (IPMS 2*)	236.52	2,546	18.47 (max) x 13.00 (max)
Warehouse A - IPMS 4.2	168.32	1,811	Not uniform/square
Room A (IPMS 4.2)	12.84	138	2.72 (max) x 4.74 (max)
Room B (IPMS 4.2)	32.20	347	6.75 (max) x 4.73 (max)
Room C (IPMS 4.2)	14.61	157	3.06 (max) x 4.79 (max)
WC (IPMS 4.2)	5.48	59	2.52 (max) x 2.19 (max)
Total Ground Floor (IPMS 4.2**)	233.45	2,513	

*IPMS 2 includes internal walls, toilets and columns etc. (similar to GIA). **IPMS 4.2 excludes internal walls, columns and stairs etc. (similar to NIA), but includes toilets.

UNIT 34 F: MEZZANINE

Mezzanine (IPMS 4.2)	64.29	692	4.83 x 13.31 (to cladding)
Total Ground & First (IPMS 4.2)	297.74	3,205	

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Planning & Building Regulations

The property does not have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

Legal Costs

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

Price

Offers for the annual rent are invited as guided below:

Unit 34 E - £16,500 plus VAT PA.

Unit 34 F - £23,500 plus VAT PA.

Terms

The units are available on an effective full repairing and insuring basis with a proportional contribution towards the repair/maintenance of the building by way of a service charge when required. There will be a contribution towards cyclical maintenance and repairs of common areas such as surface water drainage, drives, pathways and hedges etc" as required via a fixed maintenance rent of 5% plus VAT of the passing annual rent.

The Landlord will recover the proportional cost of buildings insurance from the tenant (premium to be confirmed). The Landlord envisages a lease term of three years or more. The property will be available with vacant possession.

Business Rates

The current rateable values (RV) are as follows: Unit 34E is £16,750, Unit 34F is £16,000. 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](#).



Unit 34 E



Unit 34 F

EPC

The units have an EPC rating of "TBC, EPC ON ORDER". When lodged EPC's will be available to view and download online at <https://www.ndepcregister.com/>

VAT

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

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.

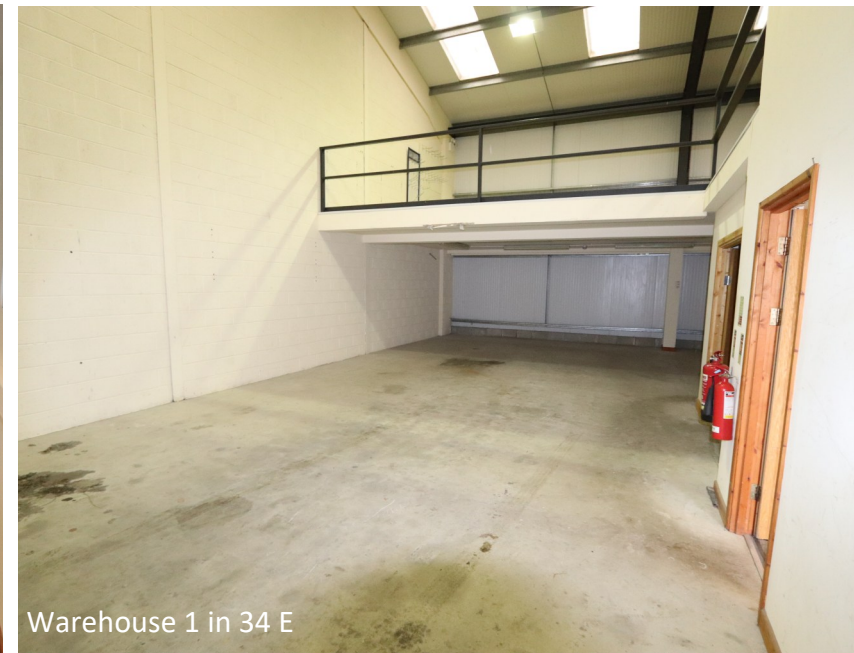
Viewing Arrangements

Viewings are by appointment only. Contact: **01208 812 812**

Brochure Dated 01.02.25



Room 1 in 34 E



Warehouse 1 in 34 E



Kitchenette in 34 E



Room A in 34 F