

TO LET

2No. New Build Industrial Units (2,206 sq.ft, IPMS 2)

12D - 918 sq.ft - £10,000 plus VAT per annum (PA)

12E - 1,288 sq.ft - £14,000 plus VAT PA

Both units taken together with no toilet in 12D - £22,000 plus VAT PA

Close to A30



Units 12 D&E Quarry Crescent, Pennygillam Industrial Estate, Launceston, PL15 7PF

Location & Description

Units 12 D&E, Quarry Crescent, Launceston, PL15 7PF

01208 812 812

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Location

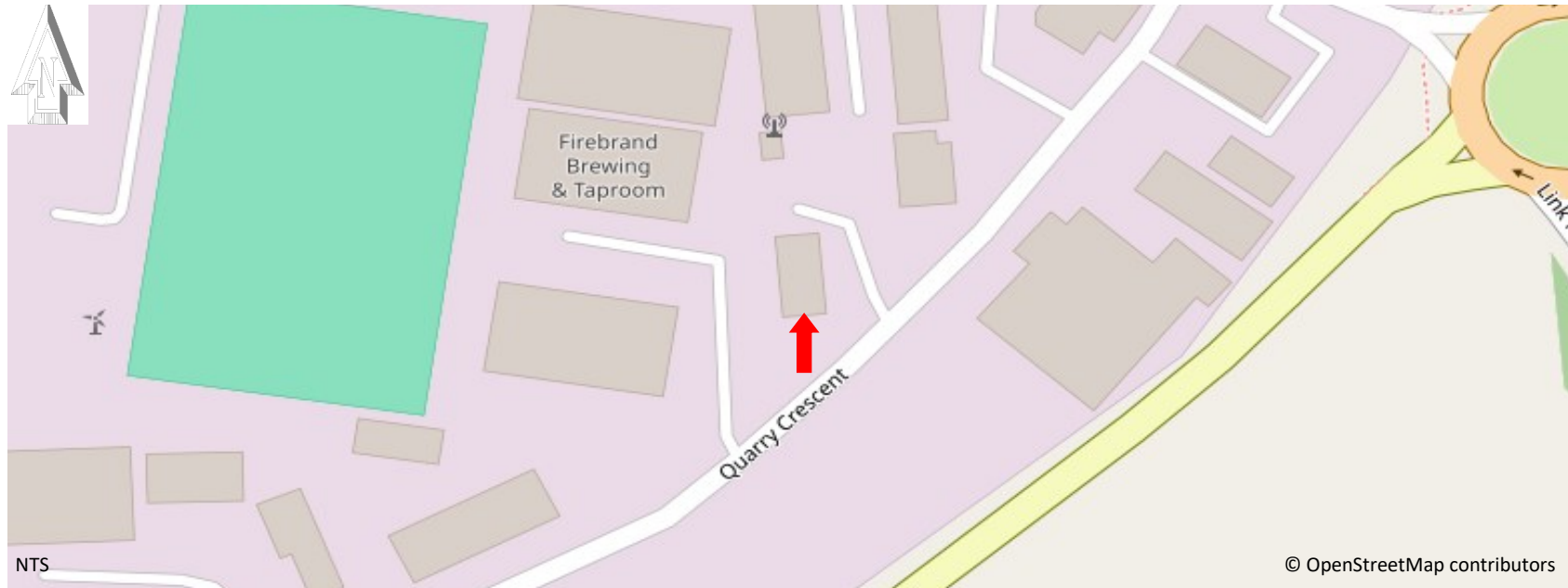
Situated on the outskirts of the busy historic north Cornish town of Launceston the units are positioned in a prominent position on Quarry Crescent, Pennygillam Industrial Estate. The units sit alongside a number of local and national light industrial, service sector, office and retail users. The town centre is easily accessible as is the A30 dual carriageway, which can be joined near the entrance to the estate (approximately 350 metres from the unit).

Description

The units are of new build construction consisting of steel frame with composite insulated cladding panels externally and some masonry walls internally. Rooflights set in the roof provide good levels of natural light. Parking is available to the front of the units. Additional parking can potentially be negotiated if required.

The units could be suitable for various uses (subject to obtaining planning consent).

Unit 12D is open plan and 12E includes a small office and toilet.



Services

Water - Mains water is connected with individual supplies.

Electric - Three phase sub metered power supplies.

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

BT/Internet - A fibre broadband cable is available to each unit for tenants to make connections.

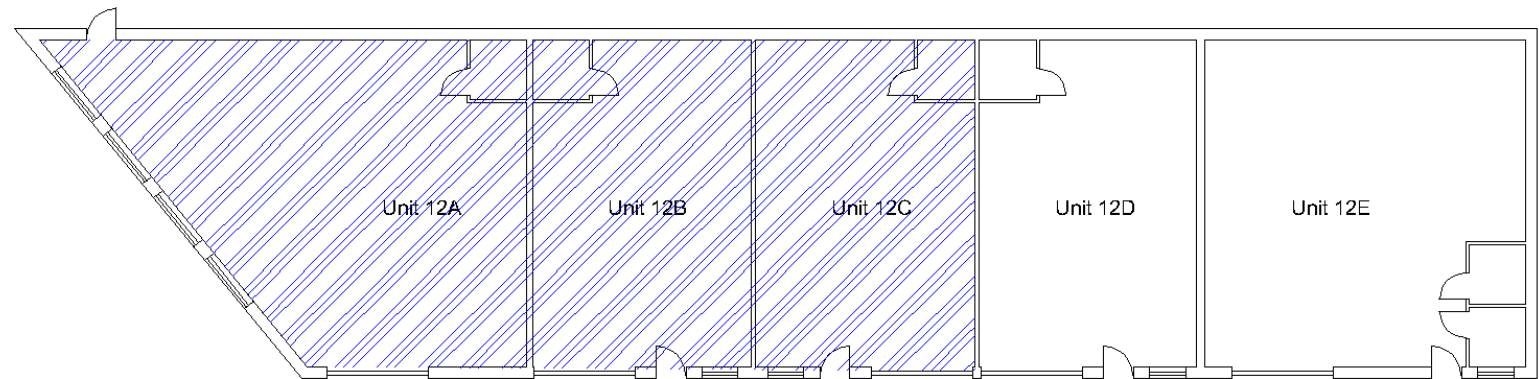
Amenities

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 17.6 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (19.7 miles by road) and Exeter airport services international and domestic flights (48.6 miles by road). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (13.3 miles by road).

Indicative Ground Floor Layout (not to Scale)



Note: Toilet for 12D is not installed



Accommodation

The property is accessed from Quarry Crescent, which is just off Pennygillam Way (the primary route through the estate).

Both units can be accessed via electric roller shutter doors (**approx. width 3.39m and height of 3.57m**) or via separate personnel doors.

The Unit 12E personnel access door leads to a small office which links to the main warehouse (**approx. clear height to eaves 4.8m and ridge 6.15m**). The toilet is contained within the office/toilet block and accessed from the warehouse only. There is a kitchenette fitted externally to the office block. Unit 12D is open plan although there are services installed to install a toilet as required if the unit is taken separately and a toilet is required.

Sizes

Area Measured

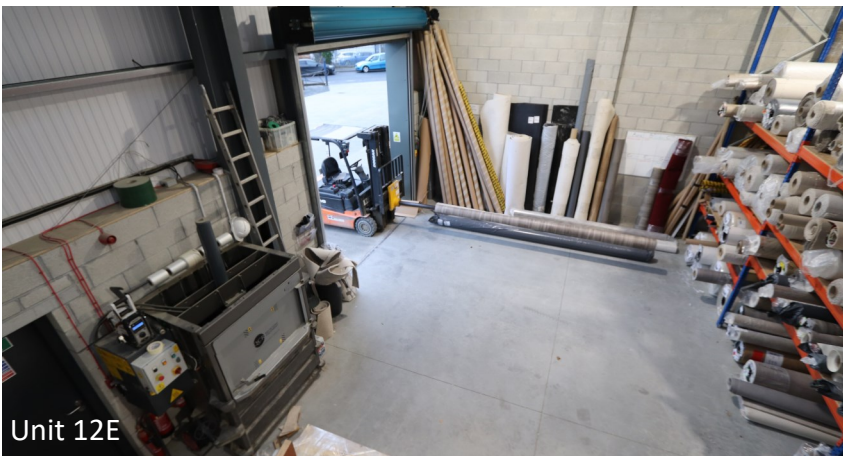
GROUND FLOOR

| | <u>Square Metres</u> | <u>Square Feet</u> | <u>Metres</u> |
|--------------------------|----------------------|--------------------|---------------|
| Unit 12 D (IPMS 2) | 85.26 | 918 | 7.30 x 11.68 |
| Unit 12 E (IPMS 2) | 119.65 | 1,288 | 10.76 x 11.12 |
| Office in Unit 12E (NIA) | 3.88 | 42 | 1.96 x 1.98 |
| Toilet in Unit 12E (NIA) | 3.70 | 40 | 1.85 x 2.0 |

Note: IPMS 2 includes internal walls, toilets and columns etc.

Total Ground Floor for Units 12 D&E (IPMS 2) **204.91 2,206**

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 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA. 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.



Unit 12E



Unit 12D



Unit 12E

Planning & Building Regulations

Planning consent has been granted under PA22/02992 for storage use. The property could be suitable for alternative uses (subject to obtaining appropriate planning consents).

Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as necessary.

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

Annual rentals are as follows:

12D - £10,000 plus VAT.

12E - £14,000 plus VAT PA

Both units taken together with no toilet in 12D - £22,000 plus VAT.

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 2.5% 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. The Landlord will require any lease to be contracted out of the Security of Tenure provisions (s.24 to s.28) of the 1954 Landlord and Tenant Act.

Business Rates

The current rateable values (RV) are: Unit D, £5,299, Unit E, £7,066. RV's can be found on the [Valuation Office Agency](#) (VOA) website service once updated. Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The Units (listed as Unit 4 & Unit 5) have an EPC rating of "A", certificate reference numbers 7535-0482-5233-7537-3615 (Unit 4) & 8301-0078-9964-3517-3045 (Unit 5), which are available to view and download online at <https://www.ndepcregister.com/>
<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 21.05.25



Office in 12E



Toilet in 12E



Quarry Crescent looking towards Pennygillam Way



Yard space