

FOR SALE/TO LET

Philips Rogers
Commercial

Industrial Unit (1,028 sq. ft, IPMS2)

£120,000 plus VAT for the freehold interest

£10,000 plus VAT per annum for rental

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

Rare freehold opportunity with vacant possession



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



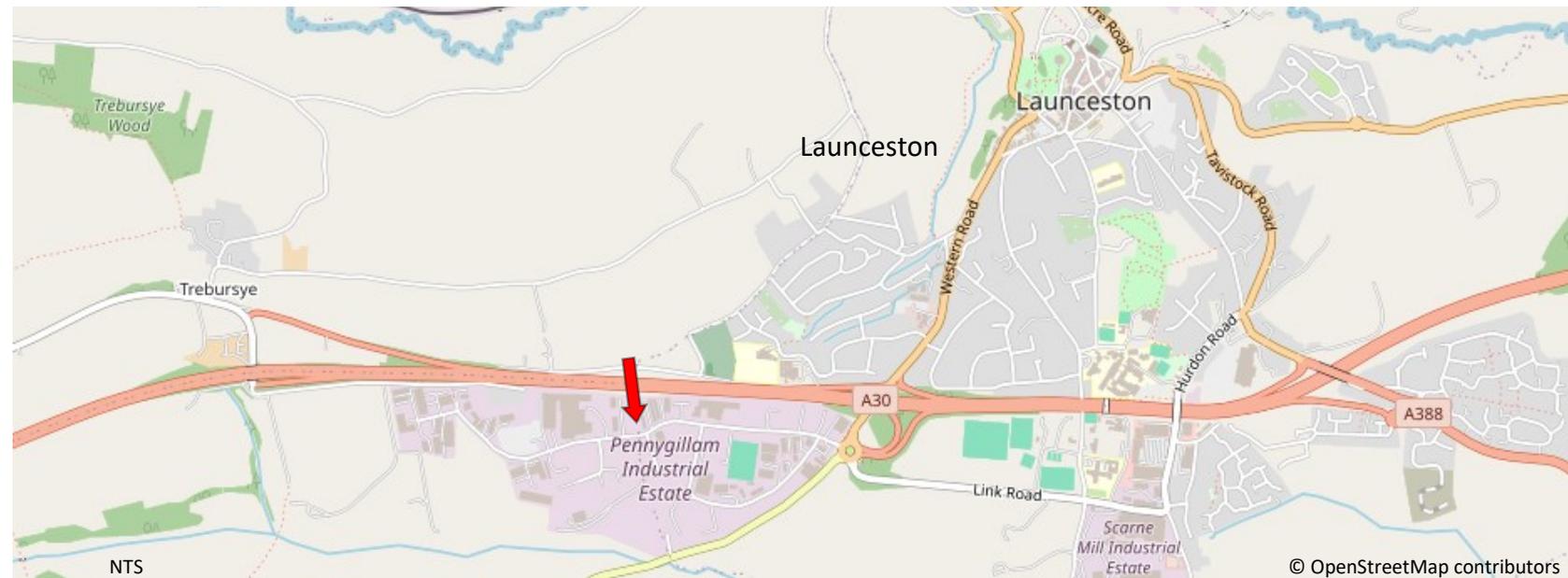
Location

Situated on the outskirts of the busy historic north Cornish town of Launceston this unit is positioned in a good setting just off Pennygillam Way, Pennygillam Industrial Estate. The unit sits 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 building is 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 unit is open plan with a toilet within. There is a significant external yard with parking for small/medium sized vehicles (two spaces included with the unit).



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).

Services

Water - The property is connected to a shared mains water supply and usage is sub metered.

Electric - The property has a 3 phase power supply.

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 (Crackington Beach), Railway services are available at Okehampton railway station (21 miles) and Exeter airport services international and domestic flights (50 miles). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (15 miles). All distances are approximate and by road.



Accommodation

There is a shared concrete yard space in front of the unit which provides reasonably level access onto Pennygillam Way. The unit is accessed from the parking area to the roller shutter door. Pedestrians can access the unit via a wicket gate within the roller door.

The unit is open plan with a large toilet facility within. The internal heights are approximately **4.93m to eaves** and **5.71m to ridge**.

Sizes

Area Measured	<u>Square</u> <u>Metres</u>	<u>Square</u> <u>Feet</u>	<u>Metres</u>
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GROUND FLOOR

Floor Area (IPMS 2)	92.45	995	9.67 x
Toilet (NIA)	3.02	33	1.51 x 2.0
Total Ground Floor	95.47	1,028	

(IPMS 2) - 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. Planning history can be viewed on the [Cornwall Council Online Planning Register](#).

Interested parties should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £120,000 plus VAT for the freehold interest of the property or £10,000 plus VAT per annum for the annual rental .

Terms

The property is available with vacant possession. Any sale will include an estate service charge for maintenance of common areas.

The property can also be available for rental on an internal repairing basis, although the tenant will be responsible for maintaining the roller door. The landlord will recover insurance and maintenance rent from the tenant (premium to be confirmed). The landlord envisages a lease term of two years or more and rent is to be paid monthly in advance.

Business Rates

The current rateable value (RV) is £6,700. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The property has an EPC rating of “D”, certificate reference number 8299-9247-1723-2466-12306, which is 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/ rental.

Rights

The right to park vehicles to the front of the unit will be granted in any sale/ rental.

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. Prospective purchasers or tenants must satisfy themselves the details are correct and not place reliance on them if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 10.11.25