

TO LET

Second Floor Offices/Work Space (1,198 sq. ft, IPMS 4.2)

£11,000 PA plus VAT

Refurbished to a high standard of finish

Underfloor heating

Stunning views of the nearby Norman castle

Close access to the A30



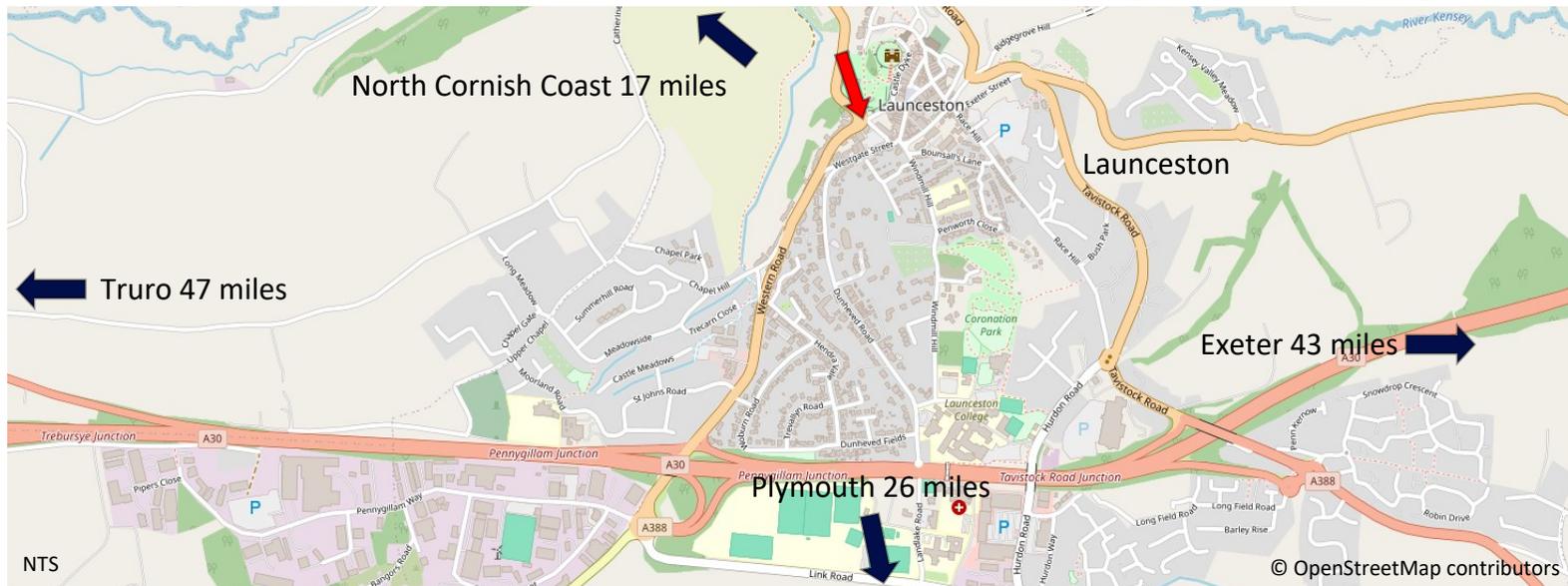
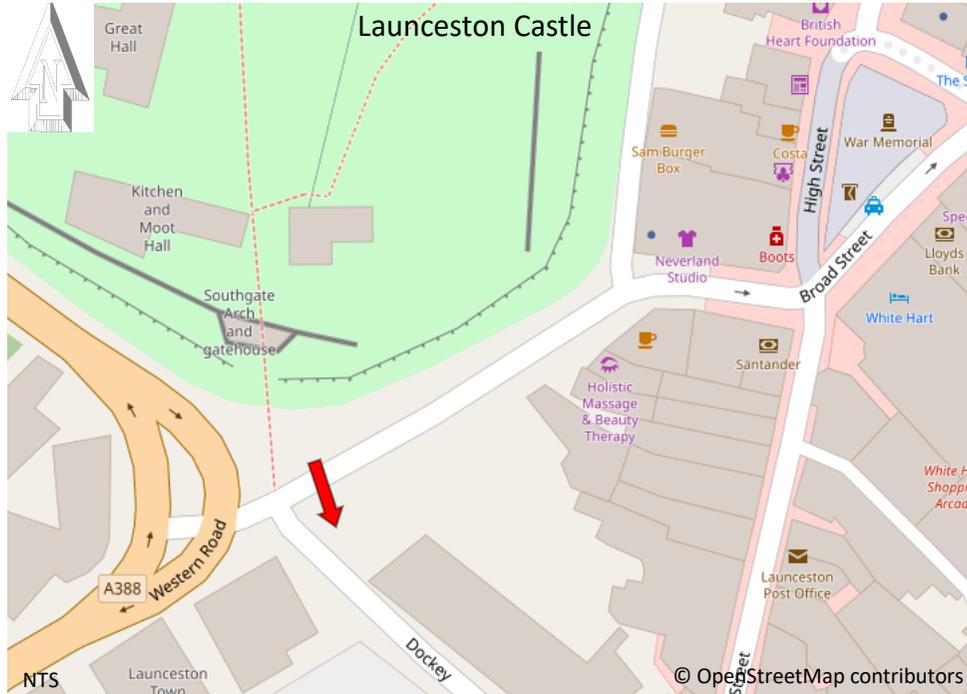
Location

Located near the centre of the historic north Cornish town of Launceston, the property is situated on Western Road which is a short walk from the town square and near numerous local, regional and national retail premises, service providers and residential properties. There are good transport links into Cornwall, Devon and the south west region generally. The property is strategically located only half a mile away from the A30 dual carriageway and within a mile of the A388. Exeter, Plymouth and Truro are under an hour away by car.

Description

A four storey building constructed in 1914 and refurbished in 2015 (exterior and first floor) and 2018 (top and ground floor). The building retains period features such as; stone facing, cast ironwork and a decorative timber staircase whilst including modern improvements such as large new sliding sash windows which bring natural light into the property. The second floor office suite has been finished to a high standard and includes a large open plan office, two smaller office rooms, kitchen and unisex toilet.

There are un-interrupted views towards the surrounding countryside and castle. The premises could be suitable for alternative uses subject to obtaining appropriate planning consents.



Services

Water - Mains supply.

Electric - 3 phase supply.

Gas - Gas supply for underfloor heating and hot water.

Drainage - Public sewer connection.

BT/Internet - Broadband/fibre is available to the property.

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, expanding residential and commercial developments and quality local restaurants and pubs. Pennygillam Industrial Estate is under half a mile away and is home to a wide variety of local, national and international businesses who have chosen to locate to north Cornwall for economic and lifestyle advantages.

The A39 Atlantic Highway (15 miles) connects to north Cornish beaches (Crackington 18.4 miles) and the scenic Cornish coastline. Railway services are available at Okehampton (19.9 miles) and Exeter (43 miles); London to Exeter is approximately 2.5 hours. Newquay and Exeter airports service international and domestic flights (38 & 50 miles respectively). All distances are approximate and by road.



Office 2

Accommodation

The second floor is accessed via a timber staircase to the first and second floors of the property. The entrance door from the staircase leads to a lobby with a large skylight over with doors off to Office 2 and the kitchen. The toilet facility is off the kitchen. Offices 1 and 2 are separated by a large set of glazed doors. Both offices have vaulted ceilings under the pitched roof with decorated exposed roof timbers and lighting suspended below the roof structure. There are spectacular views of the surrounding countryside and castle from these offices. Office 3 has a ceiling and there is a high level storage space over this room (not measured/included in the area calculations). There are good levels of natural light and natural ventilation throughout the space given the large window sizes and high ceilings. The rooms are heated by underfloor pipes. There is free (time limited) on-street parking nearby and a multi storey carpark only a short distance across the road from the property.

Sizes

Area Measured to IPMS 4.2	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
<u>SECOND FLOOR</u>			
Entrance Lobby	5.37	58	-
Office 1	19.45	209	-
Office 2	64.80	698	-
Office 3	8.82	95	-
Kitchen	8.75	94	-
WC	4.09	44	-
Total (IPMS 4.2)	111.28	1,198	

Note: Areas and dimensions are approximate and measured and stated in accordance with the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area), although includes circulation areas and 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 column or boxed pipe for example.



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 £1,250 plus VAT.

Price

Offers in the region of £11,000 plus VAT are sought for the annual rental of the property.

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 or fixed maintenance rent (to be negotiated). 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 is available with vacant possession.



Office 2

Business Rates

The current rateable value (RV) is £2,400. 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](https://www.cornwall.gov.uk/council/council-services/valuation-office-agency). It is possible **prospective tenants could be eligible for small business rates relief** (to be investigated by interested parties as required).

EPC

The property has an EPC rating of "C", certificate reference number 8886-3674-7336-4759-3214, 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 the rent.

Rights

The Tenant will be granted rights to use the communal entrance and stairway to access the demised area.

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 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 23.01.26



Lobby

