

TO LET

Storage warehouse with office accommodation

(approximately 18,062 sq. ft)

OIRO £80,000 per annum.

Front service yard and parking

Property could be split subject to negotiation

Close to A30

A30 Dual Carriageway

Philips Rogers
Commercial

Units 3&4 Park A30, Quarry Crescent, Pennygillam Industrial Estate, Launceston, Cornwall, PL15 7PF

Regulated by
 RICS®

Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the property is located off Quarry Crescent on Pennygillam Industrial Estate. The site sits alongside a number of local and national light industrial, service sector, professional, distribution, office, retail and retail/trade counter users. The town centre is easily accessible as is the A30 dual carriageway, which can be joined near the entrance to the estate (approximately 460 metres from the units). Exeter, Plymouth and Truro are under an hour away by car.

What3Words Location:
ratty.submits.reboot

Description

The building is of steel frame construction with coated metal sheet cladding panels. There are skylights set in the roof providing natural light. A two storey staff welfare block with staff room/office, kitchenette and accessible toilet are constructed in a block to the rear of the building (see floor plans on "accommodation" page). There is a large external yard/parking area to the front of the roller doors.

The existing use class is understood to be Class B8 (storage or distribution). It is possible the property could be suitable for alternative uses (subject to obtaining the necessary planning consents).



Services

Water - The units are connected to a shared mains water supply.

Electricity - A separately metered electrical power supply is available to the units.

Drainage - Foul water drainage is to a shared septic tank.

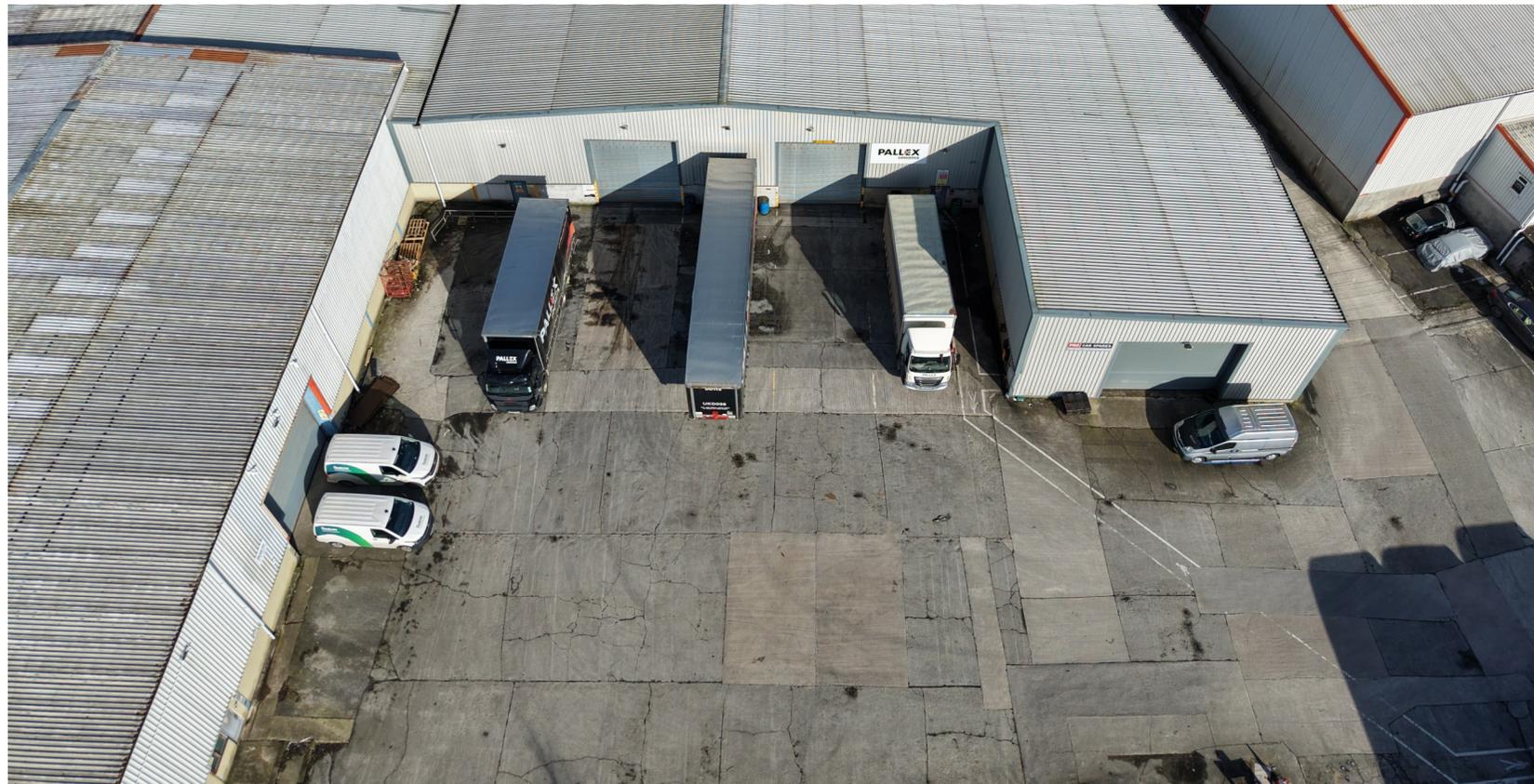
Internet—Superfast broadband is available in Launceston. Tenant to make enquires as required.

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 18 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (20 miles by road) and Exeter airport services international and domestic flights (49 miles by road). The A30 dual carriageway can be joined approximately 530 meters by road and the A39 Atlantic Highway (14 miles by road).



Accommodation

The units are accessed from Quarry Crescent. There is an open shared yard in front of the units with allocated parking.

Pedestrian access is via a personnel door to the right of the front elevation. The roller doors open directly in to the warehouse (**approximate clear width of 4.67m and height of 5.25m**). An office/welfare block is located to the rear of the units and includes offices, kitchenette and toilets. The approximate clear internal heights of the warehouse area are **5.49m to eaves and 6.19m to ridge**. The property could be split, subject to negotiation.

Sizes

Approximate Area Measured (IPMS 2)

Warehouse

Warehouse measured to inside cladding/walls (including steps but excluding office and toilet block).

Office/Welfare Block

Ground floor offices

First floor offices

Total Office

Total Floor Area (IPMS 2)

<u>Square</u>	<u>Square</u>
<u>Metres</u>	<u>Feet</u>

1,579.87	17,006
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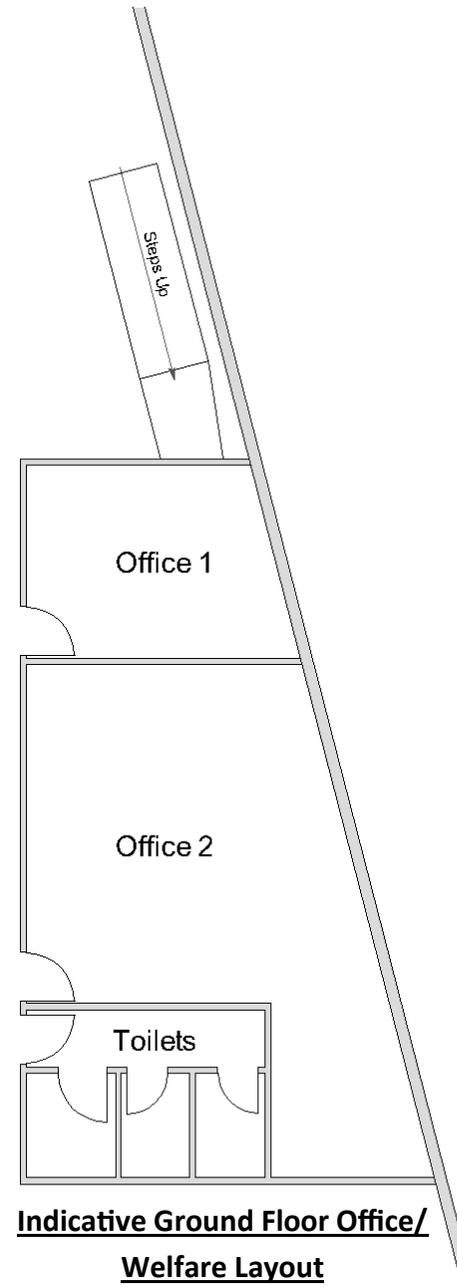
68.06	733
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30.06	324
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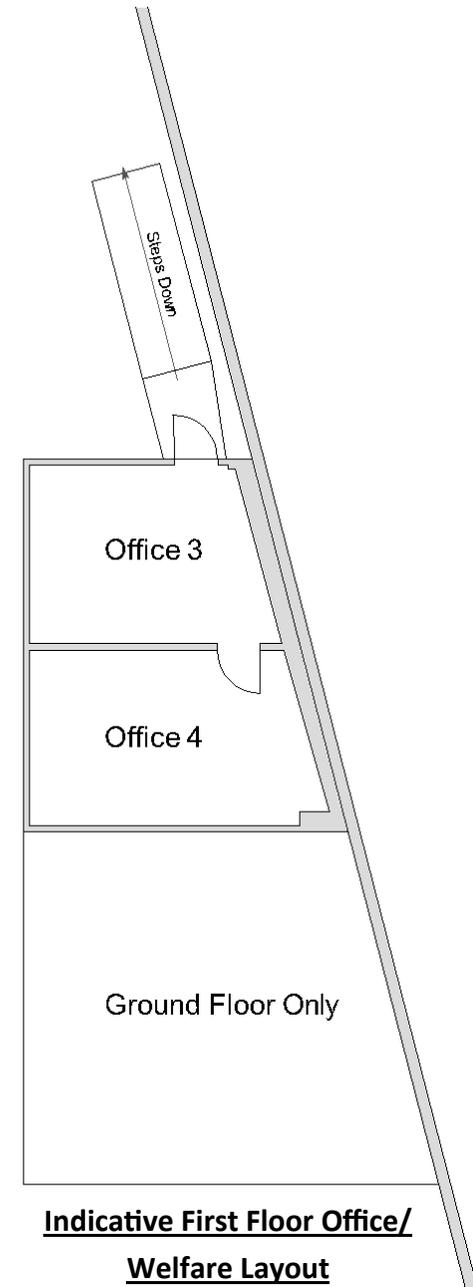
98.12	1,056
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1,677.99	18,062
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Note: Areas and dimensions are approximate and measured and stated in accordance with the International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar although not the same as GIA. GIA 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.



**Indicative Ground Floor Office/
Welfare Layout**



**Indicative First Floor Office/
Welfare Layout**

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](#). Prospective tenants should make investigations through their legal advisors as necessary.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £80,000 are sought for the annual rental of the units.

Terms

The property is available on a full repairing and insuring lease. A service charge may be charged (based on a proportion of the area occupied) in addition to the rent for the maintenance and repair of common areas of the estate. The landlord will recover the cost of 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 value (RV) is £88,500. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The property has an EPC rating of "C", certificate reference number 9245-5148-4037-2970-2580, which will be available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is not understood to be elected for VAT and as such VAT will not be chargeable on the rent.

Rights

There is a right to utilise the private access road.

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 Phil Wiltshire on: **01208 812 812** or:

Joint agent Mark Turner at Turner Locker Barnfield on **01392 201202**

Brochure Dated 20.03.26

