

TO LET

Recently refurbished warehouse (4,827 sq.ft - IPMS 2)

Office area within and accessible toilet off the warehouse

OIRO £34,500 plus VAT PA

Close to A30

A30 dual-carriageway



Units 1&2 Windmill Court, Pennygillam Way, Launceston, Cornwall, PL15 7ED



Location

Situated on the outskirts of the busy historic north Cornish town of Launceston this building is positioned 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 a quarter of a mile away).

Description

The unit is semi detached and is of modern construction consisting of steel frame with both composite insulated cladding panels and some masonry walls. The unit consists of a large open plan warehouse with an office block including a sink and worktop within. There is an adjoining toilet block to the front elevation. CCTV and an intruder alarm serve the units. A secure external yard provides parking for approx. 5No. vehicles. Additional outside space can potentially be made available, subject to negotiation.

The property could be suitable for various uses (subject to obtaining appropriate planning consents).



View towards the entrance to the Estate



Services

Water—The property is connected to mains water and the supply will be sub metered.

Electric— The property has a three phase electrical power supply which will be sub metered.

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

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 17.6 miles (Crackington Beach), Railway services are available at Okehampton railway station (19.7 miles) and Exeter airport services international and domestic flights (48.7 miles). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (13.3 miles).

All mileage figures are approximate and by road.



Accommodation

The property is accessed from Pennygillam Way, which is the primary route through the estate. The access drive is set reasonably level with the entrance onto Pennygillam Way within a shared secure fenced compound. The building is accessed by pedestrians through a partially glazed entrance door to the office, which has a second door to the warehouse. There is a ramped access from the access drive up to the sectional door threshold to the warehouse. The main warehouse (**approx. clear height to eaves 3.57m and ridge 5m**) is accessed by vehicles from an electric sectional door (**approx. clear opening of 3.57m and height of 2.98m**). An accessible toilet block extension adjoins the warehouse on the front elevation and there is an office block within the warehouse off the pedestrian entrance door. The office block includes dado trunking, a sink and worktop. CCTV and an intruder alarm will be fitted to the building.

The external yard includes approx. 5No. small vehicle parking bays. Additional outside space can be negotiated as required.

Sizes

Area Measured	Square Metres	Square Feet	Metres
Warehouse (IPMS 2)	448.48	4,827	23.83 x 18.82
Office (NIA)	27.83	300	4.51 x 6.17
Accessible Toilet (NIA)	4.19	45	2.45 x 1.71
Total Area (IPMS 2)	448.48	4,827	

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. NIA is a reference to Net Internal Area. 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.



Planning & Building Regulations

The property could be suitable for various 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

Offers in the region of £34,500 plus VAT are sought for the annual rental of the unit.

Terms

The property is available on an effective full repairing and insuring basis. A service charge is required as a contribution towards the cleaning, maintenance and repair of common areas of the site and buildings. The landlord will recover the cost of insurance from the tenant (estimated premium to be confirmed). The landlord envisages a lease term of 10 years and rent is to be paid quarterly in advance. The property is available with vacant possession.

Business Rates

The rateable value (RV) will be assessed once the unit has been split and inspected by the [Valuation Office Agency](#) (VOA). The RV will be stated on the VOA website service. 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 3624-5598-6670-3793-2741, 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.

Under Construction

The splitting of the space and other alterations are under construction and as such any plans or room dimensions provided are subject to variation following construction.

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 20.03.2026

