

FOR SALE

Warehouse/Industrial - 12,699 sq.ft.

Set in a 0.74 acre secure compound (inc. buildings)

2 storey office/stores block adjoining the warehouse

Guide £750,000

Redevelopment/change of use potential

Sale due to business expansion

Close to A30



A30 dual carriageway

Location & Description

Pall-Ex, Pennygillam Way, Launceston, Cornwall, PL15 7ED

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info@philipsrogers.co.uk

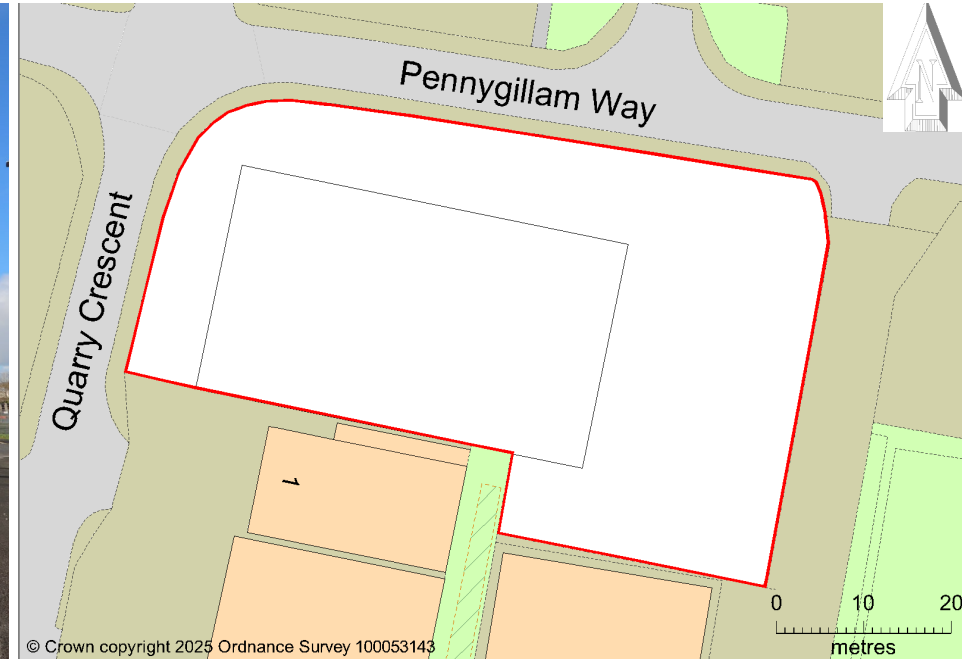
Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the property is positioned in a prominent position on Pennygillam Industrial Estate, just off Pennygillam Way. 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 350 metres from the site). Exeter, Plymouth and Truro are under an hour away by car.

What3Words Location:
repayment.disband.cocoons

Description

The site is a highly visible and prominent corner roadside plot on the junction between Quarry Crescent and Pennygillam Way. The adjoining buildings are detached and consist of steel and timber frame with corrugated cladding panels and some masonry walls. The buildings are set in a large secure compound and consist of a large open plan warehouse with a two storey office block including offices, store rooms and staff welfare facilities. The site includes significant yard space for further development or redevelopment. The property could be suitable for various uses (subject to obtaining planning consent).



Services

Water - The property is connected to mains water.

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 17.8 miles (Crackington Beach), Railway services are available at Okehampton railway station (19.7 miles) and Exeter airport services international and domestic flights (48.2 miles). The A30 dual carriageway can be joined approximately 0.4 miles by road and the A39 Atlantic Highway (13.5 miles).

All mileage figures are approximate and by road.



Sizes - Ground Floor

Approximate Area Measured	Square Metres	Square Feet	Acres
Warehouse	1,040.20	11,197	
Office 1	17.22	185	
Office 2	26.98	290	
Store 1	8.57	92	
Store 2	5.28	57	
Staff Welfare	6.31	68	
Cupboard 1 (warehouse)	0.58	6	
Cupboard 2 (under stair)	1.61	17	
WC 1 & WC 2	3.14	34	
Total Ground Floor (IPMS 4.2)	1,109.89	11,946	
Site Area - measured to Ordnance	2,986	32,141	0.74

Survey general boundary tolerances.

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.

Accommodation - Ground Floor

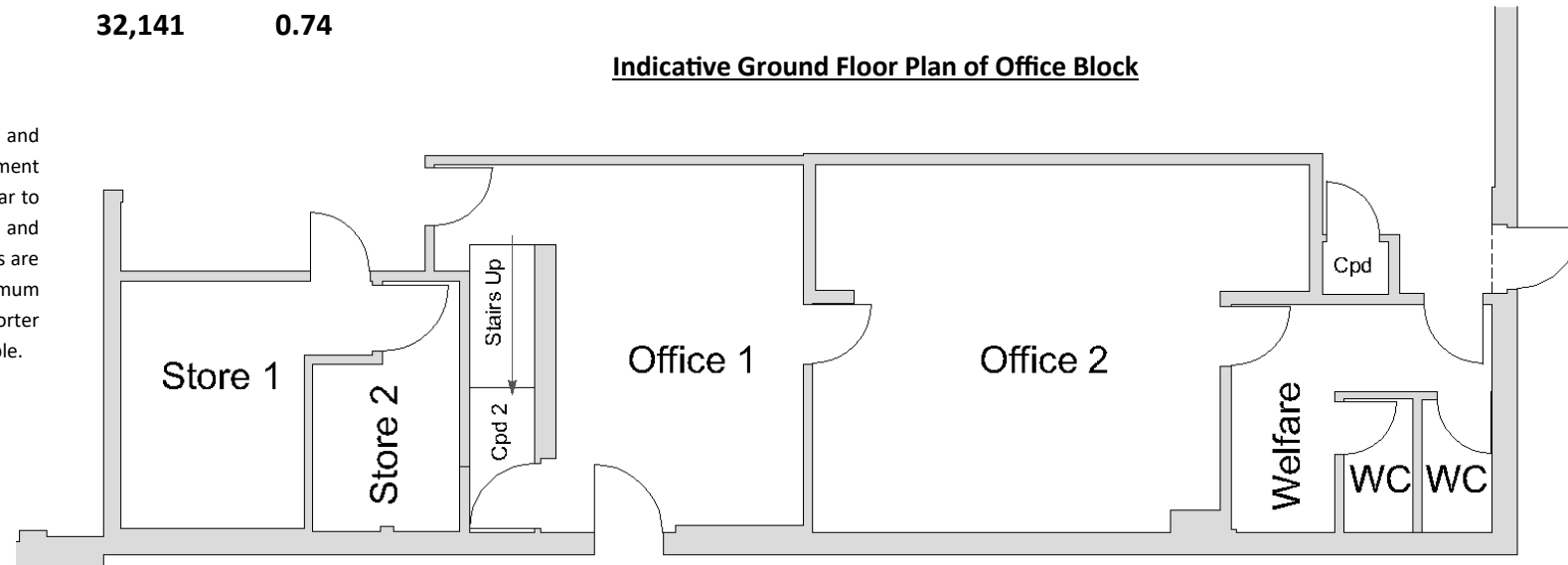
The site is accessed from Pennygillam Way (the primary route through Pennygillam Industrial Estate) through a large vehicle entrance or a pedestrian gate.

The buildings (**approx. clear height to eaves 5.6m and ridge 7.5m**) is set within a large secure compound and can be accessed via one of two large sliding doors (**approx. width of doors TBC and height of TBC**) or via a personnel door in to the office block.

The ground floor office block includes 2 offices, 2 stores, storage cupboards and a staff welfare/kitchenette area with 2 toilets adjoining. The office block links to the warehouse at either end.

A site plan and indicative floor plans are available upon request or can be downloaded from our website. An asbestos survey is available upon request.

Indicative Ground Floor Plan of Office Block



NTS

Sizes - First Floor

Approximate Area Measured	Square Metres	Square Feet
Office 3	13.28	143
Office 4	6.44	69
Office 5	19.25	207
Office 6	10.39	112
Store 3	6.21	67
Store 4	5.19	56
Corridor	7.07	76
Lobby	2.1	23
Total First Floor (IPMS 4.2)	69.93	753



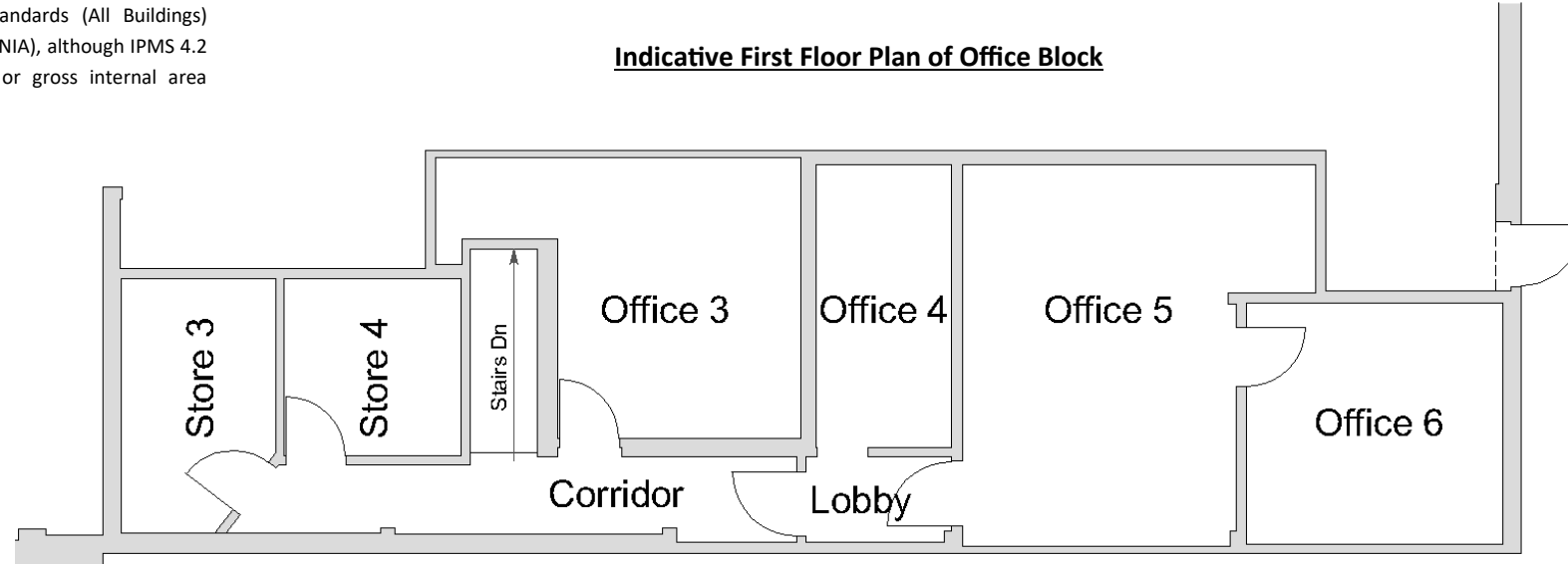
Note: Dimensions and areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to Net Internal Area (NIA), although IPMS 4.2 includes standard facilities such as toilets etc.). Net internal or gross internal area conversions are available upon request.

Accommodation - First Floor

The first floor of the office block includes 4 offices and 2 stores with most including windows overlooking the warehouse.

A site plan and indicative floor plans are available upon request or can be downloaded from our website. An asbestos survey is available upon request.

Indicative First Floor Plan of Office Block



NTS

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 purchasers 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 £750,000 are sought for the sale of the freehold interest. The property will be sold with vacant possession.

Terms

The property is available with vacant possession.

Business Rates

The current rateable value (RV) is £70,000. 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 4339-8854-9317-3117-8964, which is available to view and download online at <https://www.ndepregister.com/>.

VAT

The property is not understood to be elected for VAT.

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 08.04.26

