

TO LET



**Modern storage warehouse with office/
welfare block (approximately 20,730 sq. ft)**

A30 Dual Carriageway

Constructed circa 2020

Close to A30

OIRO £120,000 PAX

Unit 7 Course View, Kennards House, Launceston, Cornwall, PL15 8QE



Location

Situated approximately 3 miles west of the busy historic north Cornish town of Launceston, the unit forms part of a new out of town commercial development. The unit sits near local and national industrial, service sector, office, retail and hospitality users. The town centre is easily accessible as is the A30 dual carriageway and the A395, which can both be joined in either direction near the entrance to the estate (approximately 150 metres to the eastbound dual carriageway of the A30). The site is centrally located in Devon and Cornwall making Plymouth, Exeter and Truro easily accessible within approximately 45 to 50 minutes by road and Bude only approximately 30 minutes away.

Description

Constructed circa 2020, the building is of steel frame construction with coated metal sheet cladding panels. There are skylights set in the roof providing good levels of natural light. A two storey staff welfare block with staff room/office, kitchenette and accessible toilet are constructed in a block to the right of the roller door when entering the building (see floor plans on "accommodation" page). There is a good sized external yard/parking area to the front of the roller door including a dock leveller to the warehouse.

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).



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Services

Water—The unit is connected to a mains water supply.

Electric—A three phase sub-metered electrical power supply is available to the unit.

Drainage—Foul water drainage is connected to a private drainage system.

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



View from roundabout towards A395



View from roundabout towards A30

Accommodation

Course View is accessed off the A30/A395 junction. The unit is set towards the rear of the estate. There is an open yard in front of the unit for parking and vehicle access. To the side of the unit is a dock leveller and electric roller door. Pedestrian access is via a side door next to the main roller door. The electric roller door opening directly in to the warehouse has a **clear width of 4.45m and height of approximately 5.9m**). There is a smaller dock leveller roller door also adjoining the warehouse. An office/welfare block is located to the right of the primary roller door and includes offices, kitchenette, lobby, WC and accessible toilet. The approximate clear internal heights of the warehouse area are **6.5m to eaves and 8.6m to ridge**.

Sizes

Approximate Area Measured

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
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Warehouse (IPMS 2)

Warehouse measured to inside cladding rails/conc. wall (Excl. footprint of office block).	1,840.76	19,814	48.93 x 38.87
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Office/Welfare Block (IPMS 4.2)

Office 1	15.16	163	
Staff Room	7.86	85	
Lobby/Corridor	9.59	103	
WC	4.76	51	
Accessible WC	6.46	70	
Cupboard	2.62	28	

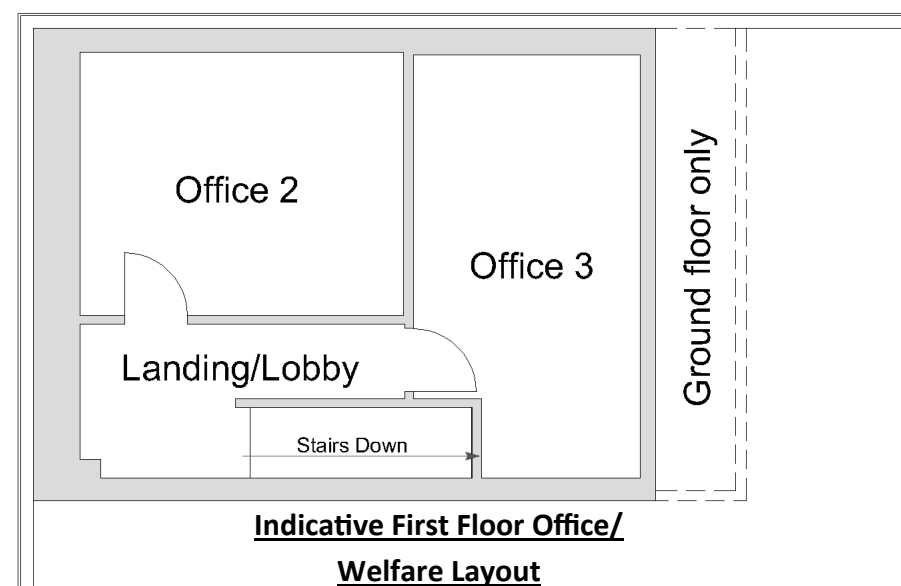
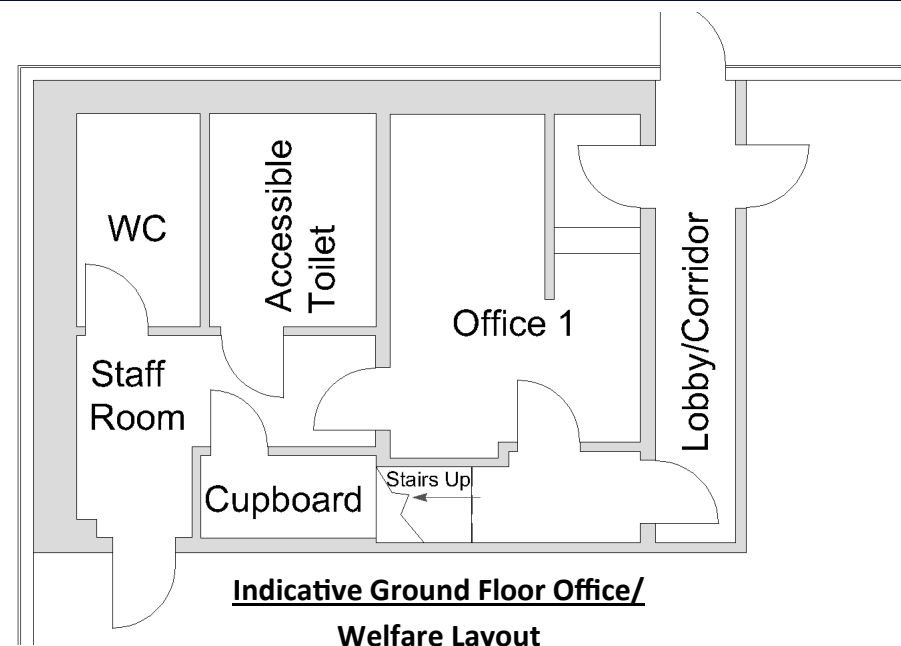
First Floor

Office 2	15.48	167	
Office 3	16.40	177	
Landing/Lobby	6.73	72	

Total Office/Wf Block (IPMS 4.2) 85.06 916

Total Floor Area (IPMS 2 & 4.2) 1,925.82 20,730

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. IPMS 2 is similar although not the same as GIA. 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

Planning consent was granted under PA19/08976 for the erection of an industrial building (unrestricted B8 use). 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 £120,000 plus VAT are sought for the annual rental of the unit.

Terms

The property is available on a full repairing and insuring lease. A service charge may be charged 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. Racking can be made available subject to negotiation.

Business Rates

The current rateable value (RV) is £111,000. 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 "A", certificate reference number 7791-0732-9366-2826-0720, 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

There is a right to utilise the private access road, which is not understood to be adopted.

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

Brochure Dated 16.02.26

