

# TO LET

Industrial Unit (2,193 sq. ft Inc. mezzanine)

Constructed in 2016 with composite insulated wall and roof cladding

OIRO £17,000 plus VAT per annum

Two month rent free incentive available (subject to terms)

Close to A30



Unit 1 Phoenix House, Scarne Mill Industrial Estate, Launceston, Cornwall, PL15 9GL

## Location

Situated on the outskirts of the busy historic north Cornish town of Launceston, the unit is set towards the back of Scarne Mill Industrial Estate alongside a number of industrial users and a specialist educational facility. The town centre is easily accessible as is the A30 dual carriageway (approximately 1 mile from the unit), which can be joined in either direction by the roundabout at the western end of the nearby Link Road.

**What3Words Location:**  
register.primary.arranger

## Description

Unit 1 is set within a secure site of approximately 0.45 acres. The unit is of steel frame construction with composite insulated coated metal sheet wall and roof cladding panels. Skylights provide good levels of natural light. A staff mezzanine block is located to the left of the roller door as you enter the building.

The planning consent for the complex describes the development as *“two additional warehouse units, one industrial unit for steel fabrications and one single storey office block”*. It is possible the property could be suitable for alternative uses (subject to obtaining the necessary planning consents if required).



Access Road



NTS

Landlake Road

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## Services

**Water**—The unit is connected to mains water (currently sub metered).

**Electric**— The unit has a three phase (sub metered) electrical power supply.

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

**BT/Internet/CCTV** - There is a telephone line to the site and CCTV cameras installed.

## 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).



Scarne Mill Industrial Estate Road

## Accommodation

Scarne Mill Industrial Estate is accessed off Landlake Road. The units are set towards the rear of the estate. A private concrete access road surrounds the site to the north and east. Site surfaces are finished with reinforced concrete hardstanding or stone chippings. The site perimeter is secured with galvanised steel Palisade fencing. Gates in the fencing provide access from the east to the parking area. Floodlights and CCTV cameras are included to exterior walls of units to light yard spaces and enhance site security.

Pedestrian access to Unit 1 is via a wicket gate in the electrically operated roller door opening directly in to the unit (**clear opening 4.08m and height of approximately 3.59m**). Note increased door height is available with the crane structure removed. A staff mezzanine block is located to the left of the roller door and includes stores/office (with window to main area), and an accessible toilet at ground floor and kitchen/welfare area (with window to main area), store/office and lobby to the upper floor. The approximate clear internal heights of the main area are **4.6m to eaves and 5.3m to ridge**. There are 6 rooflights providing natural light to the main area and 3 fire exit doors. The main area has a concrete block wall erected to protect the cladding during fabrication work (the wall is inset approximately 400mm from the measured cladding face. There is a DEMAG crane (2 ton capacity) above the main area (use subject to negotiation).

## Sizes

<b>Area Measured</b>	<b><u>Square Metres</u></b>	<b><u>Square Feet</u></b>	<b><u>Metres</u></b>
<b>Ground Floor (IPMS 2)</b>	170.84	1,839	17.77 x 9.76 (to clad face)
Store/Office (NIA)	15.27	164	5.72 x 2.67
Accessible WC (NIA)	4.96	53	2.68 x 1.85
Elec.Cup (NIA) Excl. from demise	2.60	28	0.97 x 2.68
Main area (IPMS 2)	140.54	1,513	14.40 x 9.76
<b>First Floor (IPMS 2)</b>	32.89	354	9.76 x 3.37
Lobby (NIA)	1.25	15	1.27 x 0.98
Kitchen/welfare (NIA)	8.36	90	2.68 x 3.12
Store/office (NIA)	13.14	141	5.58 (max) x 4.48
<b>Total (IPMS 2)</b>	<b>203.73</b>	<b>2,193</b>	

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.



## Planning & Building Regulations

Planning application No.PA15/07372 granted consent for construction of two additional warehouse units, one industrial unit for steel fabrications and one single storey office block. The planning consent places limitations on noisy activities outside certain hours. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Tenants should determine whether their proposed use will require planning consent. Building Regulations approval was granted under application No. BC16/00024/WAM and completion was dated 12th September 2016.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers in the region of £17,000 plus VAT are sought for the annual rental of the unit. **Two month rent free incentive available (subject to terms).**

## Business Rates

The current rateable value (RV) is £13,000. 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 "D", certificate reference number 0335-8792-3762-5277-1174, which is available to view and download online at <https://www.ndepcregister.com/>

## Terms

The unit is available on a full repairing and insuring basis. The landlord will recover the cost of insurance from the tenant. The landlord envisages a lease term of three years or more.

## VAT

The property is elected for VAT and as such VAT will be chargeable on any rents.

## 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. 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 12.06.26