

TO LET

Modern Industrial Unit - 2,553 sq. ft.

OIRO £21,500 PAX.

Additional land (outlined in red) £1,750 PAX

Fenced compound (outlined in green) £2,500 PAX. if required

Two month rent free incentive available (subject to terms)

Close to A30

Philips Rogers
Commercial

Pipers Close

34 F Compass Business Park, Pennygillam Industrial Estate, Launceston, PL15 7EB

Regulated by



Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the unit is positioned in Compass Business Park, which is just off Pipers Close on 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 just under a mile from the units.

Description

The unit is of modern construction consisting of steel frame with composite insulated cladding panels externally and some masonry walls. Rooflights set in the roof provide good levels of natural light. Parking is included (5 No. bays). The additional compound is available subject to terms (shown indicatively within green lines). The unit could be suitable for various uses (subject to obtaining planning consent).

The unit includes an open mezzanine (no stair), office/storage rooms and other facilities (see indicative floor plans).



Services

Water - The property is connected to mains water.

Electric - The property has a three phase electrical power supply.

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

BT/Internet - Superfast broadband is understood to be available in Launceston. Prospective tenants will need to make connection enquiries with their preferred supplier.

Amenities

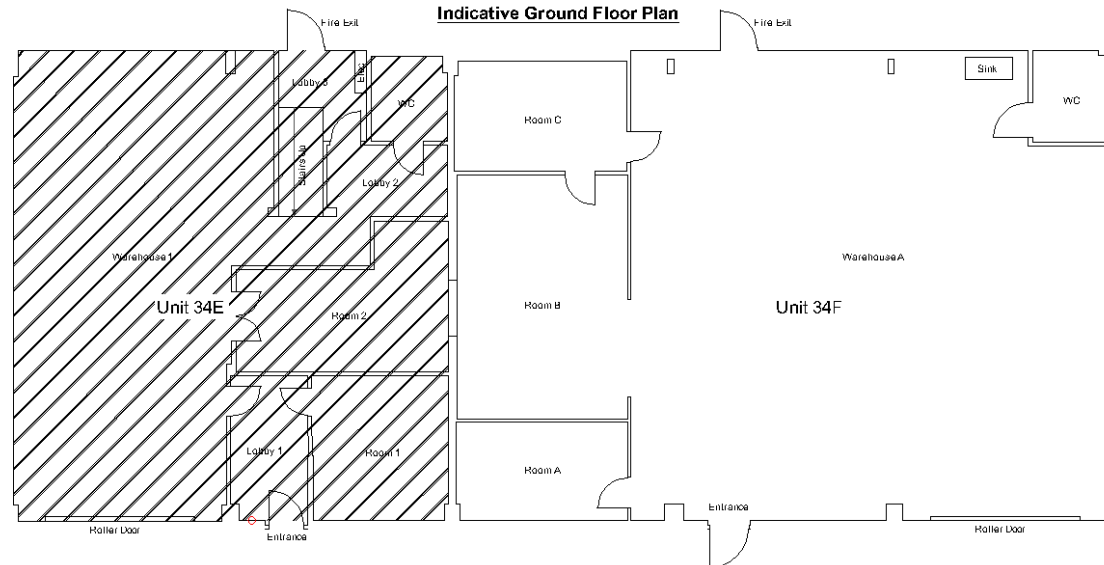
Launceston boasts the following amenities and nearby services:

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.

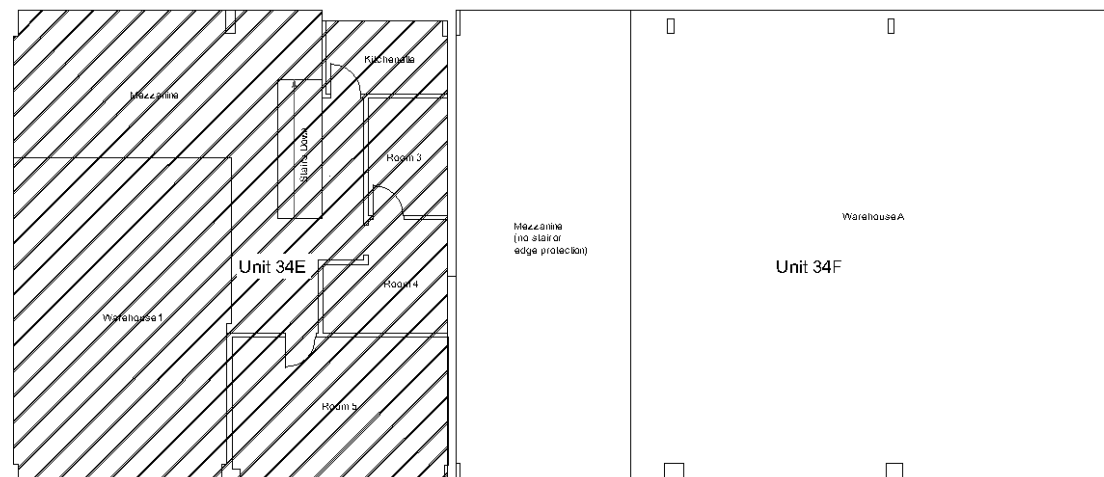
North Cornish beaches from 17.9 miles (Crackington Beach), Railway services are available at Okehampton railway station (20.3 miles) and Exeter airport services international and domestic flights (49.3 miles). The A30 dual carriageway can be joined about a mile away and the A39 Atlantic Highway (13.9 miles). All distances are approximate and by road.

Note: Indicative plans shown opposite are not to scale although approximate A3 PDF's to scale are available upon request or can be downloaded from www.philipsrogers.co.uk.

Indicative Ground Floor Plan



Indicative First Floor Plan



Unit 34 F - Accommodation

The property is accessed from Pipers Close off Pennygillam Way (the primary route through the estate). See the accompanying floor plans showing layout.

The unit can be accessed via an electric roller shutter door (**approx. width 4.0m and height of 4.50m**) or via a separate personnel door.

The personnel door leads to Warehouse A (**approx. clear height to eaves 5.6m and ridge 7.5m**) which links to a WC and Rooms A, B and C. Room B includes a double set of doors providing access to Unit 34E (this opening has been blocked up). There is a sink set in a worktop in Warehouse A and a fire exit to the rear. There is an open mezzanine (no stair or edge protection) over Rooms A to C.



Sizes

Area Measured - (taken to the internal face of the cladding)

UNIT 34 F: GROUND FLOOR

	Square Metres	Square Feet	Metres
Total Ground Floor (IPMS 2*)	237.21	2,553	18.47 (max) x 13.00 (max)
Warehouse A - IPMS 4.2	168.32	1,811	Not uniform/square
Room A - IPMS 4.2	12.84	138	2.72 (max) x 4.74 (max)
Room B - IPMS 4.2	32.20	347	6.75 (max) x 4.73 (max)
Room C - IPMS 4.2	14.61	157	3.06 (max) x 4.79 (max)
WC (IPMS 4.2)	5.48	59	2.52 (max) x 2.19 (max)
Total Ground Floor (IPMS 4.2**)	233.45	2,513	

*IPMS 2 includes internal walls, toilets and columns etc. (similar to GIA). **IPMS 4.2 excludes internal walls, columns and stairs etc. (similar to NIA), but includes toilets.

UNIT 34 F: MEZZANINE (NO STAIR)

Mezzanine (IPMS 4.2)	64.29	692	4.83 x 13.31 (to cladding)
Total Ground & First (IPMS 4.2)	297.74	3,205	

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.

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 tenants should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

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 £21,500 plus VAT are sought for the annual rental of the unit. The additional land (outlined in red) can be rented for £1,750 plus VAT. The fenced compound outlined in green is available for £2,500 plus VAT. **Two month rent free incentive available (subject to terms).**

Terms

The unit is available on an effective full repairing and insuring basis with a proportional contribution towards the repair/maintenance of the building by way of a service charge when required. There will be a contribution towards cyclical maintenance and repairs of common areas such as surface water drainage, drives, pathways and hedges etc" as required via a fixed maintenance rent of 5% plus VAT of the passing annual rent.

The Landlord will recover the proportional cost of buildings 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.

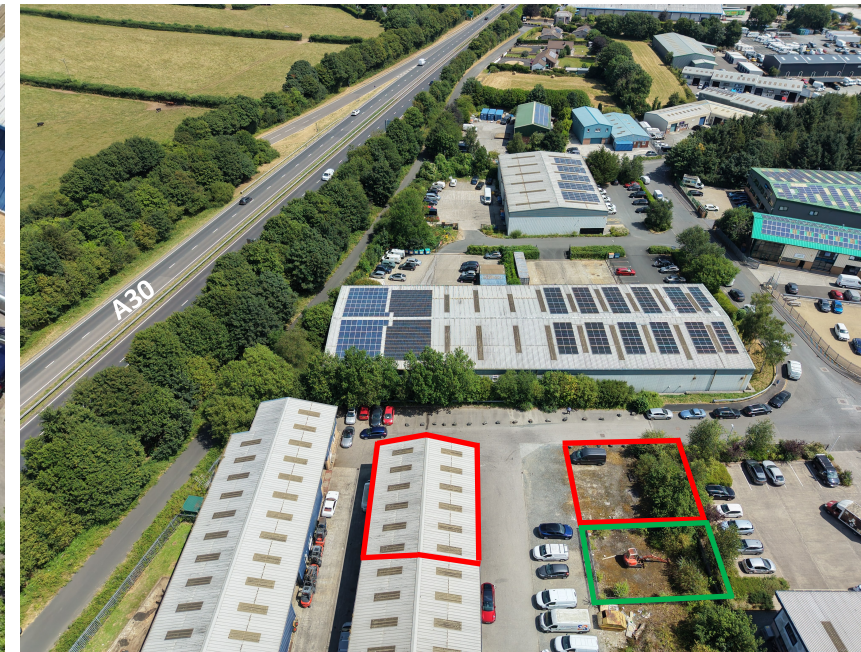
Business Rates

The current rateable value (RV) is £17,750. 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](#).





Additional land is shown indicatively in red



EPC

The unit has an EPC rating of "C", certificate reference number 9415-3239-7801-2477-3081, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is understood to be elected for VAT and as such VAT will be chargeable on the rent.

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 13.08.26

