

TO LET

Workshop/Storage Unit (3,183 sq.ft)

Set in significant site with additional storage sheds/covered areas

OIRO £29,500 per annum (no VAT)

Close to the A30

Indicative Boundary Only

21a Newport Industrial Estate, Launceston, Cornwall, PL15 8EX

Philips Rogers
Commercial

Regulated by
 RICS

Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the property is located in a visible position on Newport Industrial Estate. 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 in both directions approximately a mile away.

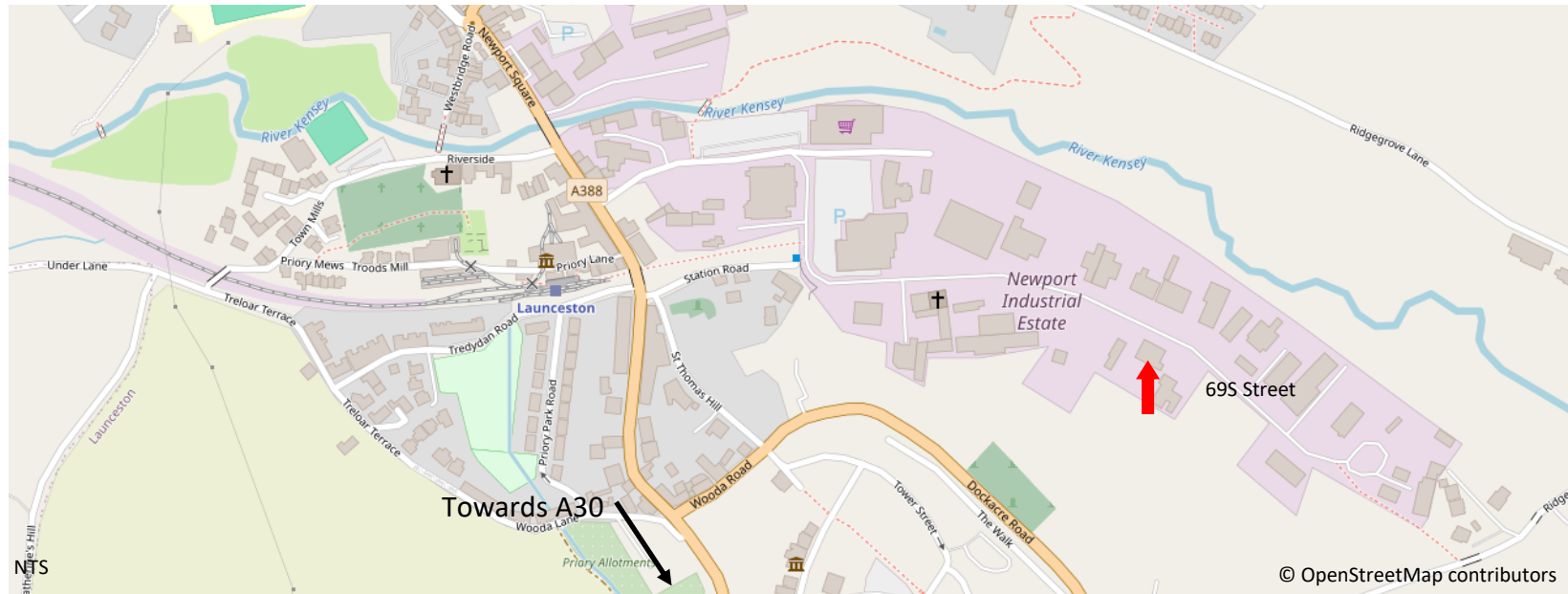
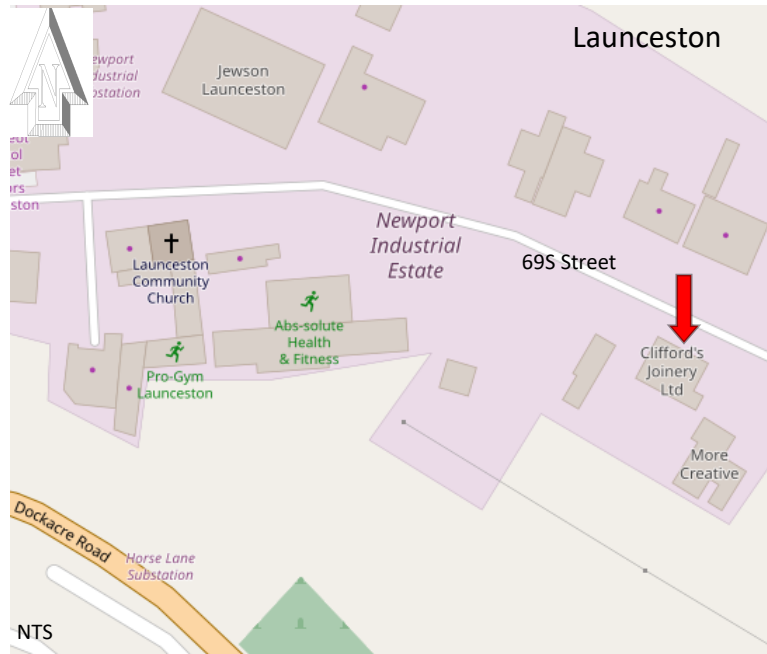
What3Words Location:

texts.shunts.glow

Description

The site includes a large yard/ parking area with a detached workshop/ storage unit and further outbuildings/ canopied areas which can be utilised for additional storage. The unit is constructed of steel frame with brick and block infill walls and metal sheet roofing.

The main unit includes a large warehouse area, offices, storage rooms, kitchenette and WC's (as shown on the accompanying indicative plan). The property could be suitable for various uses (subject to obtaining appropriate planning consents).



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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.

Internet - Superfast broadband is available in Launceston. Tenant to make enquiries 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 sixth form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 15.6 miles (Crackington Beach), Railway services are available at Okehampton railway station (20.6 miles) and Exeter airport services international and domestic flights (50.2 miles). The A30 dual carriageway can be joined approximately 1.7 miles by road and the A39 Atlantic Highway (12.8 miles). Pennygillam Industrial Estate is 1.9 miles.

All mileage figures are approximate and by road.



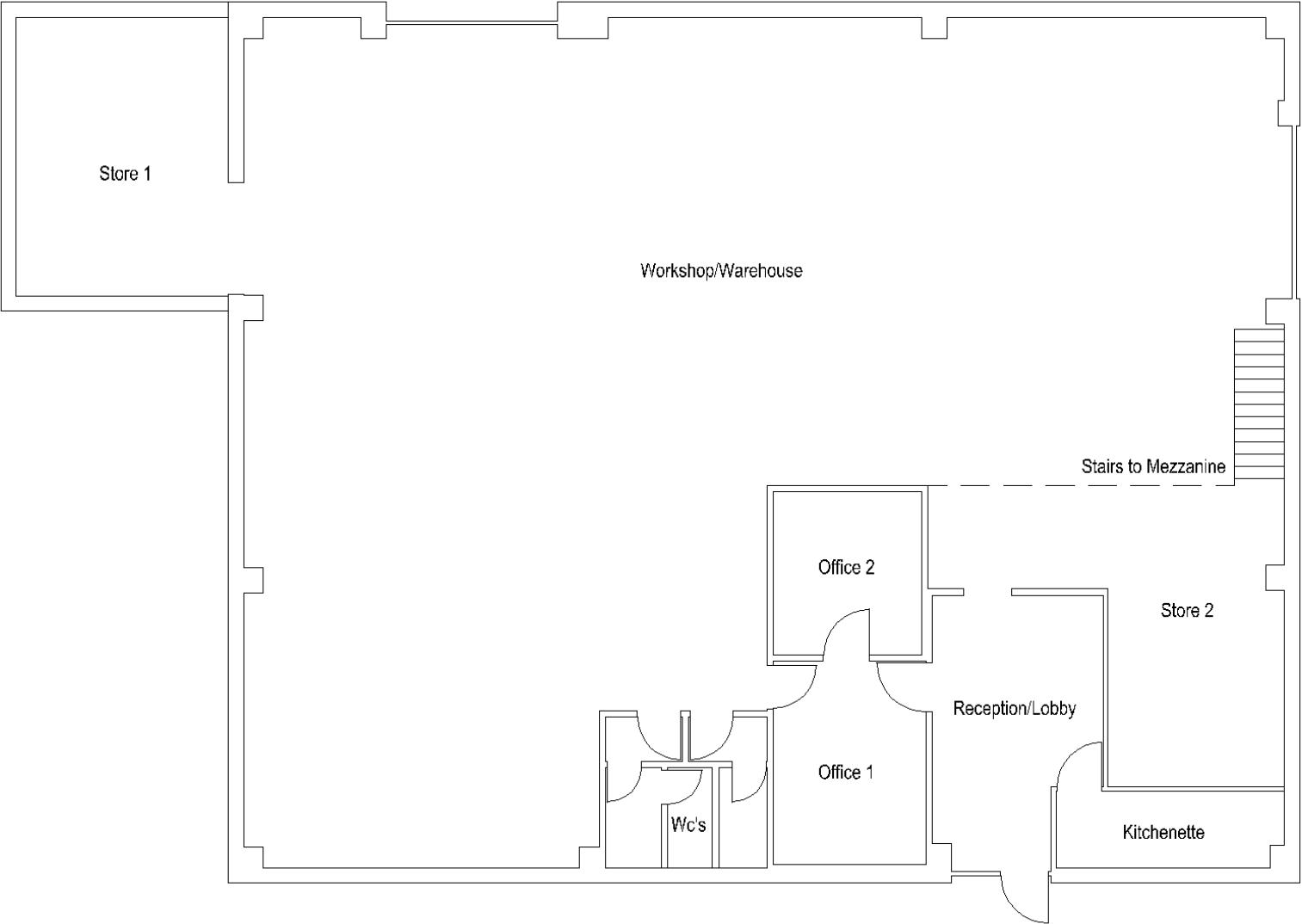
Accommodation

Pedestrian access to the front of the unit is from partially glazed double doors leading to a reception/lobby area. The lobby links to a kitchenette, two offices and an open sided store. The store and office link to the workshop/warehouse. Store 1 and the toilet block also link to the workshop/warehouse area. The workshop/warehouse can be accessed from the outside from either the side or rear elevations via double wooden doors (approx. widths of openings 2.9m and heights of 2.95m). Approximate heights in the workshop/warehouse are 3.15m to eaves and 5.21m to ridge. There are further storage outbuildings and canopied areas within the grounds (not measured).

Sizes

Area Measured	Sq. M	Sq. Ft
Ground Floor	295.72	3,183
Mezzanine (low height)	67.83	730
Total (IPMS 2)	295.72	3,183

Note: Dimensions and areas are approximate and 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. IPMS 2 includes areas occupied by internal walls, stairs, columns and toilets etc. NIA refers to net internal area measurements of individual rooms.



Indicative Ground Floor Plan

Not to scale

Planning & Building Regulations

Planning consent was granted under E1/89/3355 for “the erection of workshop for the manufacture of joinery”. 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 contribute towards the Landlord’s reasonable legal costs in respect of the preparation of the lease. Subject to a maximum of £1,500 plus VAT.

Price

Offers in the region of £29,500 are sought for the annual rental of the property.

Terms

The property is available on a full repairing and insuring basis. The landlord will recover the cost of insurance from the tenant (estimated premium to be confirmed). The landlord envisages a lease term of 3 years or more and rent is to be paid quarterly in advance. The property is available with vacant possession.

Business Rates

The current rateable value (RV) is £20,500. 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 "TBC", certificate reference number-....-....-...., which is available to view and download online at <https://www.ndepcregister.com/>

VAT

We understand that the property has not been opted to tax for VAT purposes, although this should be verified by the parties' solicitors.

Subject to Contract

These particulars are provided for guidance only and do not constitute an offer or contract. All descriptions, dimensions and other details are given in good faith but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Viewing Arrangements

Viewings are by appointment only. Contact: **01208 812 812**

Brochure Dated

29.09.2026

