

TO LET

0.79 acre compound with two entrances

Potential to split site

Offers in the region of £28,000 per annum

Close to A30

A30

Indicative Boundary Only

Land off Quarry Crescent, Pennygillam Industrial Estate, Launceston, Cornwall, PL15 7PF

Philips Rogers
Commercial

Regulated by
RICS

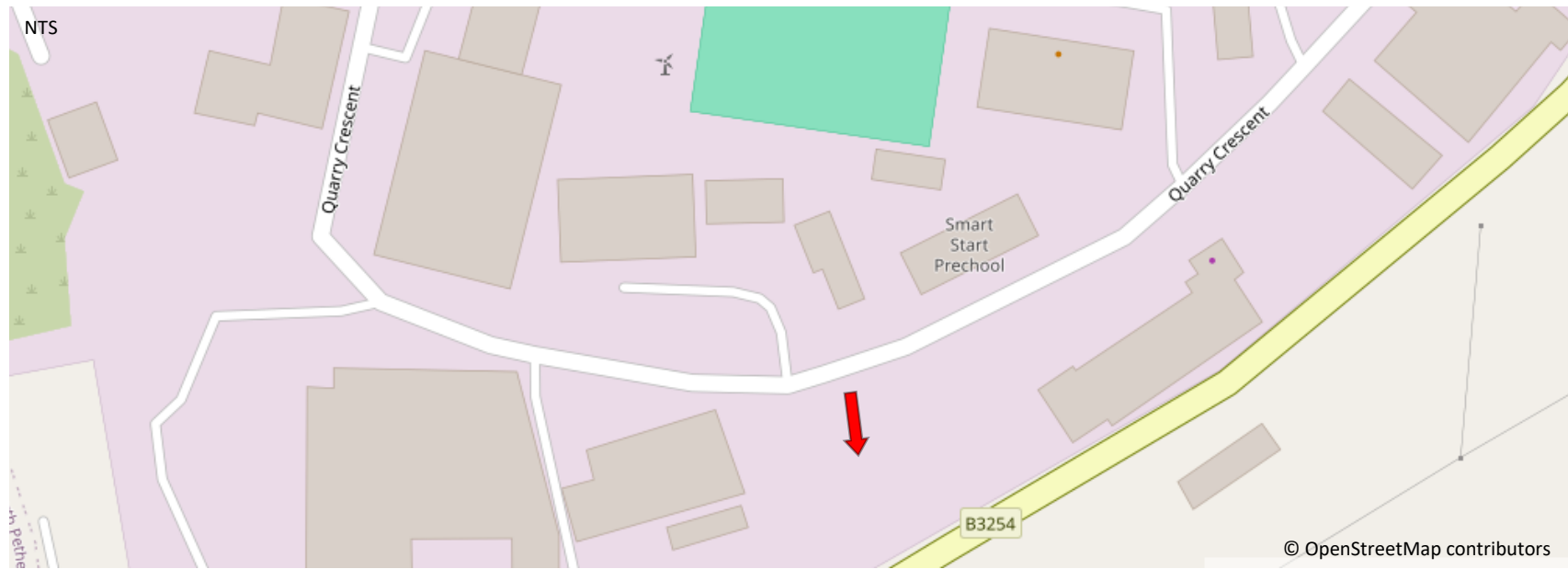
Location

Situated on the outskirts of the busy historic north Cornish town of Launceston the site is positioned in a convenient position on Pennygillam 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 near the entrance to the estate (approximately 450 metres from the site). Exeter, Plymouth and Truro are under an hour away by car.

What3Words Location:
tuck.revived.curly

Description

The sloping site of approximately 0.79 acres can be accessed via two separate gates off Quarry Crescent. The site surfaces are generally unmade although there are areas with concrete hardstanding/plinths. The site can potentially be split subject to agreeing terms. The site will be offered with vacant possession and could be suitable for various uses (subject to planning consent as required).



Services

Water - The site is connected to mains water.

Electric - A capped off electricity supply is available.

Drainage - Foul drainage to the public sewer is understood to be available.

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 18 miles (Crackington Beach), Railway services are available at Okehampton railway station (20 miles) and Exeter airport services international and domestic flights (49 miles). The A30 dual carriageway can be joined approximately 450 metres by road and the A39 Atlantic Highway (14 miles).

All mileage figures are approximate and by road.



Site

The site is accessed from either one of two entrances off Quarry Crescent. The site has the potential to be split for different occupiers if required (subject to agreeing terms). The surfaces are mainly of unmade hardstanding although there are a few concrete bases/plinths retained for siting temporary structures or heavy equipment etc. as required.

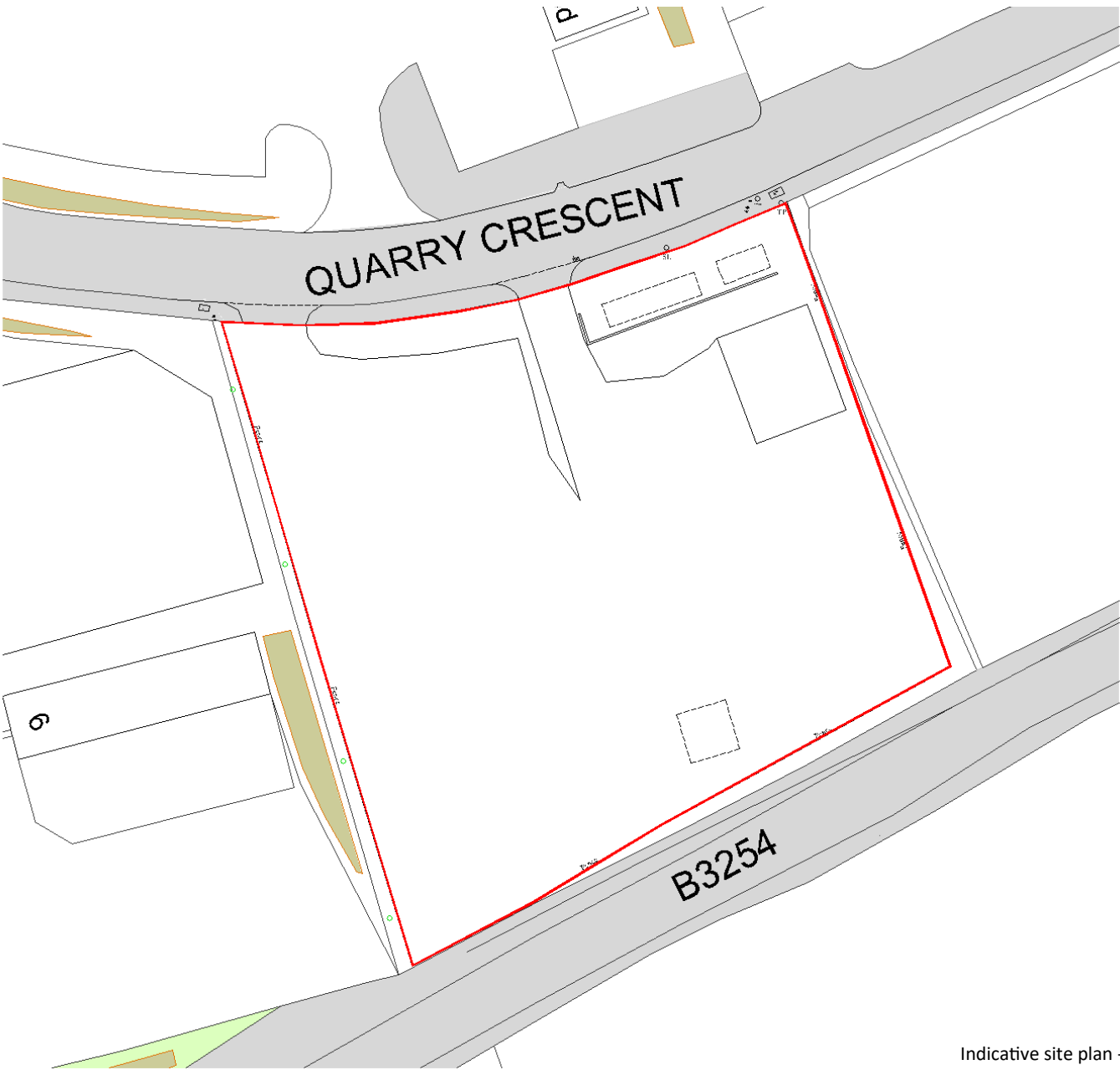
The property is secured by fencing to the perimeter and includes a basic toilet facility in the north east corner of the site.

Electricity and water supplies are available as required although interested parties will need to make their own enquiries with preferred suppliers.

Sizes

Approximate	Square	Square	Acres
Area Measured	Metres	Feet	
Site Area	3,183	34,264	0.79

Note: Areas are approximate and are measured and stated in accordance with RICS guidance note “RICS code of measuring practice 6th Edition, May 2015”. The site area is measured and shown using Ordnance Survey mapping data and is subject to the accuracy limitations and tolerances of the Ordnance Survey mapping. The area is approximately as indicated on the Land Registry Title, which shows “general boundaries” conventions as defined under sections 60(1) & 60(2) of the Land Registration Act 2002. Prospective purchasers should make their own investigations concerning boundary positions and the site area as required.



Indicative site plan - Not to Scale

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

Each party will be responsible for their own legal costs.

Price

Offers in the region of £28,000 are sought for the annual rental of the property. If the site is split, the rent can be negotiated.

Terms

The property is available on a full repairing and insuring basis. The landlord will insure and will recover the cost of insurance from the tenant (estimated premium to be confirmed). The landlord envisages a lease term in excess of 3 years and rent is to be paid quarterly in advance. The property is available with vacant possession. The Landlord will require any lease to be contracted out of the Security of Tenure provisions (s.24 to s.28) of the 1954 Landlord and Tenant Act.



Business Rates

The rateable value (RV) is £20,500 (property listed as P A Bott Construction Ltd, Quarry Crescent, Pennygillam Industrial Estate, Launceston, Cornwall, PL15 7ED). 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](#).

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 Phil Wiltshire on: **01208 812 812**

Brochure Dated

25.09.26

