

Unit A, 1B Pennygillam Industrial Estate

To Let

Launceston, PL15 7ED

REF S/353



PHOTO TAKEN OCTOBER 2026

Workshop/Warehouse Unit

- Flexible Accommodation with Mezzanine
- Popular Commercial Estate

£19,000 Per Annum



LOCATION

The premises are located on the popular Pennygillam Industrial Estate in Launceston, adjacent to the A30, and home to a range of local, regional, and national businesses.

DESCRIPTION

The premises comprise an end terrace industrial unit of steel portal frame construction with insulated profile sheet cladding. The extensive ground floor workspace is accessed by a 13ft roller shutter door and separate personnel door, and a mezzanine provides offices and storage space. There are kitchen and toilet facilities on the ground floor. There is parking immediately to the front of the Unit.

ACCOMMODATION (Approximate GIA)

Ground Floor 195.7 sq.m. (2107 sq.ft.)

Mezzanine 75.1 sq.m. (808 sq.ft.)

Total 270.8 sq.m. (2915 sq.ft.)

EPC

An Energy Performance Certificate has been commissioned.

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity.

PLANNING

It is understood that the premises have consent for industrial uses within Planning Use Classes E, B2 & B8. Interested parties are advised to contact the Local Planning Authority on 0300 1234 151

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

£19,000 per annum (£1,583 per calendar month)

RATES

Rateable Value - £14,000

Cornwall Council Business Rates – 0300 1234 171

Local Authority Reference – 24020879041010

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

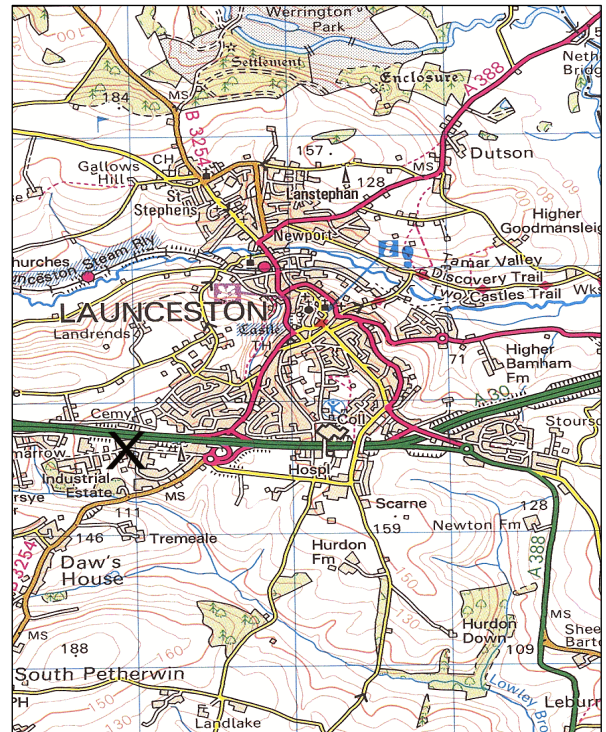
Viewing Strictly through the sole agents: **01822 611311**

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

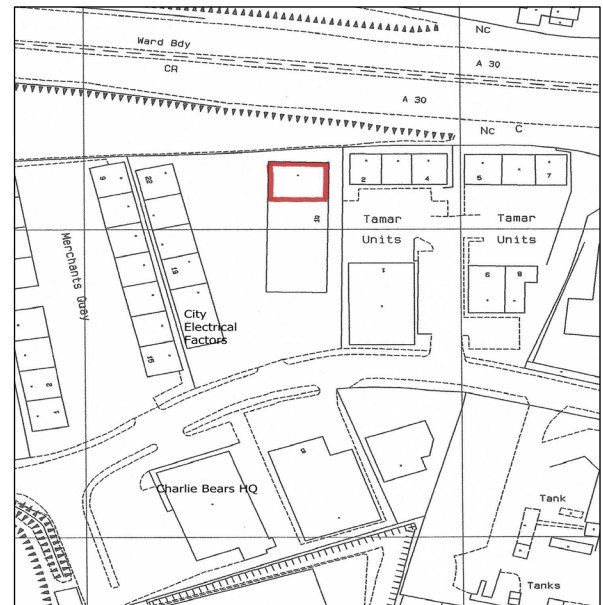
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TO PENNYGILLAM WAY



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