



To Let

**Unit 2a, Quarry Crescent,
Pennygillam Industrial Estate,
Launceston, PL15 7PF**

£13,500 per annum +VAT

1,484 sq ft (138 sq m) Modern Industrial Unit

Ample Parking

Large Forecourt to Front

100% Small Business Rate Relief
(No Rates Payable for Qualifying Occupiers)

Viewing by prior appointment with
Monty Cloutman

(01872) 261028

montycloutman@scctruro.co.uk



Location & Description

The property is situated within the Pennygillam Industrial Estate which lies on the south side of the town of Launceston, east Cornwall, and immediately to the south of the A30 dual carriageway. Pennygillam is one of the principal estates within Cornwall, with both national and locally based operators, and uses including warehouse, workshop, retail, trade counter, office and distribution functions.

The unit is set within a prominent crescent of industrial units with a large shared forecourt to the front and ample parking. The unit itself has a new roller door, new LED lighting, and freshly painted concrete laid floor. The accommodation comprises of an open plan warehouse/workshop, with ancillary reception, office and WC. Eaves height is 3m, with the roller door 2.5m wide by 2.75m high. The unit measures approximately 12m deep from the roller shutter door entry.

Accommodation

(all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

Ground Floor	138 sq m	1,484 sq ft
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Tenure

The premises are available by way of a new lease, length negotiable, drawn on internal repairing terms. Open market rent review on the third anniversary of the term. The Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II Sections 24-28 will not apply. The quoting rental is £13,500 PAX.

Rateable Value

We understand that the property is shown in the 2026 Rating List has having a rateable value of £10,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk. Qualifying occupiers may be eligible for Small Business Rate Relief.

Energy Performance Certificate (EPC)

The EPC rating for the property is D-96.

Maintenance Charge and Insurance

Maintenance charge equal to 12.5% of the annual rent plus VAT. Landlord to insure and recover a fair proportion from the Tenant. The insurance premium for 2025/2026 is £214.02.

Services

We have been advised that mains water, mains electricity (3-phase) and mains drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

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

Ref: TR2613

Date: May 2026



Truro Office

Compass House, Truro Business Park,
Threemilestone,
Truro, Cornwall, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

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