



**TO LET**



# Unit 3 Kennards House

Launceston, Cornwall PL15 7EZ

Industrial unit with offices – 13,932 sq ft gross approx

# Location

The property is conveniently situated c. 0.3 miles south of the Kennard's House junction on the A30 dual carriageway and 3.5 miles to the west of Launceston within a small group of other industrial/warehouse units. The A30 provides dual carriageway access to the M5 at Exeter less than 45 miles distant and west into Cornwall. Launceston is a principal town in north/east Cornwall having a population in excess of 10,000. The town provides a comprehensive range of shops, supermarkets, schools and other amenities.



Nearby  
Population



A30



0.3 mile



# Accommodation

## Description

The property comprises a new build detached industrial unit with ground and first floor offices. The specification includes steel portal frame construction, double skin metal sheet cladding (with block at lower level internally) and a minimum eaves height of 7.3m (6.2m to underside of haunch). There are five roller shutter doors. The well-presented offices are over 2 stories and include a 500kg passenger lift, staff welfare/shower/WC facilities, raised floors to part (with floor ports) or perimeter trunking.

Externally there is circulation space (adjacent site has access over) and parking immediately adjacent with concrete cover. Demised external space to be subject to negotiation (see plan on final page).

There is a further storage yard area with security fencing to three sides and concrete cover extending to approximately 0.399 acres (17,377 sq ft).

## Services

We are advised mains water and electricity (3 phase 80kw) are connected to the premises together with foul drainage to a septic tank. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Workshop	10,625	987.1
Ground Floor Office	1,644	152.7
First Floor Office	1663	154.5
<b>TOTAL</b>	<b>13,932</b>	<b>1,294.3</b>

**Industrial & Logistics**



**Office Content**



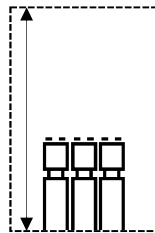
**Eaves height 7.3m**



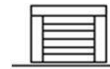
**Haunch Height 6.2m**



**Yard Size -17,377 sq ft (1,614 sq m)**



**Surface Level Doors**



**Kitchenette**



**Onsite Parking**



**Passenger Lift**



# ► Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for general industrial use within use class B2 of the Town & Country planning use classes order (as amended). Copies of the relevant planning consent (including planning conditions) and approved plans are included within the Data Room (see below) but any occupier should make their own enquiries to the Planning Department of Cornwall Council on 0300 1234151 Email [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

Our client has instructed their planning consultant to submit a planning application to alter/broaden the use class to B8 Storage and Distribution. Copies of any relevant documentation when available will be uploaded to the Data Room.

## **Business Rates**

A business rates assessment for the Property has yet to be published. Following publication of the rateable value, interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

An EPC has been commissioned and will be available for inspection.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease/Tenure/Terms**

The property is available on a new full repairing lease with terms to be negotiated.

## **Rent/Purchase Price**

The property is offered to let for £102,500 per annum exclusive of VAT for the building and yard.

A separate proposal for the building alone may be considered by our client (subject to any necessary planning change) on terms to be agreed.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## **Data Room**

Additional documentation to include the planning consent and plans is available through Sharefile to seriously interested parties.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**Date: May 2024**  
**Subject to Contract**



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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.





