



To Let

£36,000 pax

Unit 3 Trebursye Business Park, Trebursye,
Launceston, Cornwall, PL15 7ES

4,816 Sq Ft
(447.4 Sq M)

Summary

- Modern industrial premises
- Ample car parking
- High eaves of approx 6.6m (min)
- Excellent access onto the A30

Location:

Launceston, the Ancient Capital and gateway to Cornwall sits astride the A30 one mile from the Devon/Cornwall border, in an area of considerable beauty with easy access to both north and south coasts as well as the cities of Exeter, Plymouth and Truro.

The property is conveniently located on Trebursye Business Park just off the A30 at the Trebursye junction, on the outskirts of Launceston.

Description:

The property comprises a modern open plan warehouse of steel portal frame construction with insulated walls and roof, concrete floor and partitioned office and WC facilities. The unit benefits from two roller shutter doors and separate pedestrian access. There is loading access via the yard area to the rear and a car park with 40 shared spaces for use of the estate.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	447.4	4,816

Service charge:

A service charge is levied to cover the external maintenance of the estate and the septic tank. Further information is available upon request.

Services:

We understand that mains three phase electricity and water and are connected to the property. Drainage is by way of a septic tank. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (64)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £28,250, therefore making the approximate Rates Payable £12,204 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease to be contracted outside of the provisions of the landlord and tenant act. The Tenant will be responsible for ensuring compliance with all local authority regulations in respect of the occupancy of the premises during the term of the lease and for all outgoings. All other terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

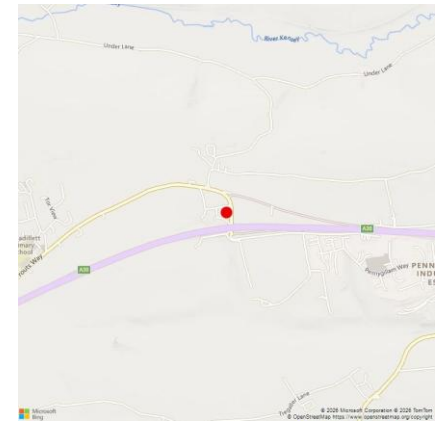
The property has been elected for VAT and will therefore be chargeable on all outgoings.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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