

# Unit 3 Foundry Bus. Park

Newport Industrial Estate, Launceston  
PL15 8FQ

## To Let

REF S/466



PHOTO TAKEN OCTOBER 2025

## Warehouse Premises

- 47 to 94 sq.m. (506 to 1,012 sq.ft.)
- Brand New Unit
- Dedicated Parking
- Popular Industrial & Commercial Estate

# £7,500 Per Annum

## LOCATION

The premises are located on the Newport Industrial Estate to the North of Launceston Town Centre. Newport Industrial Estate is a well-established and popular location which includes a CO-OP supermarket, Jewson's and Tinhay Building Supplies along with other national and local business.

## DESCRIPTION

The premises comprise two brand new warehouse units located behind Tinhay Building Supplies. The units are of steel portal frame construction under an even pitched profile sheet roof with profile sheet wall. There is an electric roller loading door and personnel door at the front with a concrete parking and loading area.

## ACCOMMODATION (All sizes are approximate NIA)

Unit 1 47 sq.m. (506 sq.ft.)

Unit 2 47 sq.m. (506 sq.ft.)

The units can be taken together or individually.

## EPC

An Energy Performance Certificate has been commissioned. Please ask for more information or go to our web site

## SERVICES

It is understood that the premises benefit from sub-metered 3 phase electricity and mains water. There is a shared Portaloo serving the units.

## PLANNING

It is understood that the premises have consent for warehouse uses within Use Class B8. Light industrial uses within Use Class E would also be acceptable. Interested parties are advised to contact Cornwall Council on 0300 1234 151

## RENT

The premises are available by way of a new lease on effective FRI terms at rents from £7,500 per annum (£625 per month) per unit. Flexible terms are available.

## SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred by the landlord.

## RATES

Rateable Value – To be assessed  
Cornwall Council Business Rates - 0300 1234 171  
Local Authority Reference - TBC

## VAT

The rent will be subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

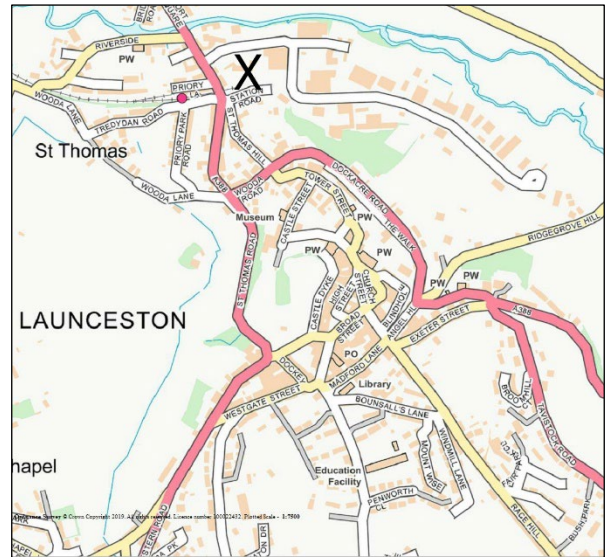
Viewing Strictly through the sole agents T 01822 611311

Peter Sleep [peter@simonpowell.co.uk](mailto:peter@simonpowell.co.uk)  
Simon Powell [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

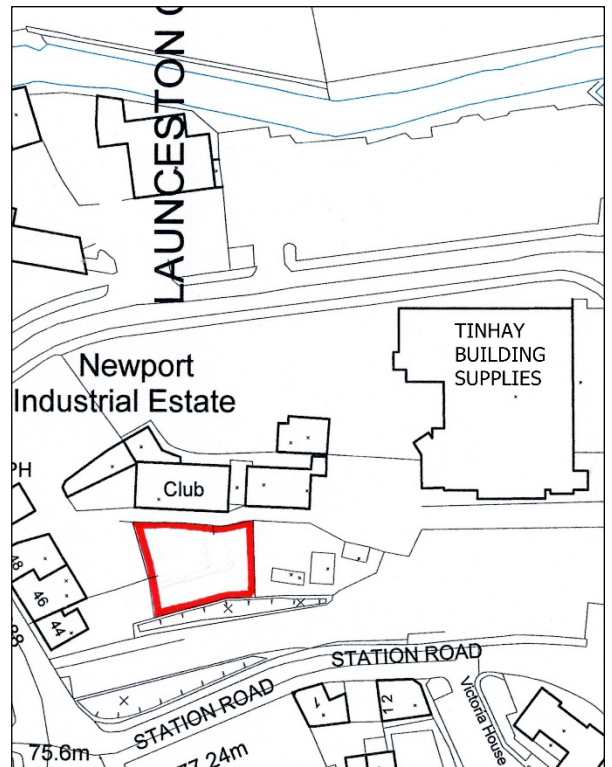
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHADED IN RED



## INTERIOR



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