

Summary

- Industrial unit to let
- First-floor mezzanine installed
- Designated office, kitchenet and WC
- Located on popular industrial
 estate
- Close proximity to A39 and town centre
- Good links to Bude, Bodmin and Padstow

Location:

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 just 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way The Camel Trail which links Padstow and Bodmin.

Description:

A semi-detached industrial unit of masonry and steel frame construction with half pebble dash and half rendered elevations. The unit comprises ground floor workshop space which has been subdivided into several work areas, plus a staff kitchen and WC and a first-floor mezzanine which comprises open-plan office space with two storage rooms.

Accommodation:

	sq m	sq ft
Ground Floor	135.17	1,454.93
First Floor	135.17	1,454.93
Total	270.30	2,910

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts.

Services:

We understand that mains electricity, water and drainage will be connected to the property. Interested parties should make their own enquiries.

EPC / MEES:

C (57)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,500, increasing to £8,000 on the 1st April 2023. Local authority reference number 24483747030010.

Terms:

The unit Is available by way of a new lease direct from the landlord at a rent of ± 22.000 per annum. All other terms to be agreed.

Legal fees:

Each party Is responsible for their own legal fees Incurred In this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

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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