



To Let

£22,000 per annum

Unit 3B, Bess Park Road, Trenant Industrial Estate, Wadebridge,
Cornwall, PL27 6HB

2,910 Sq Ft
(270.30 Sq M)

Summary

- Industrial unit to let
- First-floor mezzanine installed
- Designated office, kitchen 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:

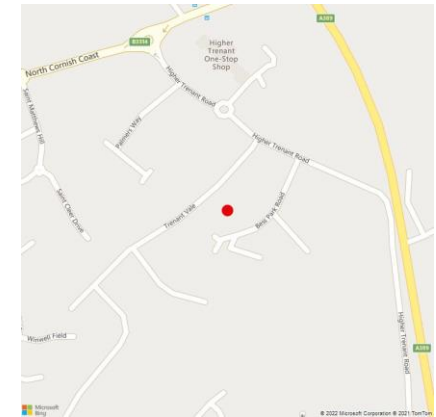
All figures quoted are exclusive of VAT if applicable.

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

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Anna Jackson

Tel: **07841 150718**

Email: ajackson@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP