



**To Let**

**£27,500 pax**

Unit 3 Tenant Industrial Estate, Wadebridge,  
Cornwall PL27 6HB

4,087 Sq Ft  
(379.70 Sq

# Summary

- Prominent industrial unit
- Situated on an established and popular industrial estate
- Easy access to the main A39 Atlantic Highway
- Available for the first time in over 40 years
- Yard included
- A range of office and industrial accommodation

## Location:

The Tenant industrial estate is a well-known location on the eastern side of Wadebridge and is host to a wide range of occupiers.

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:

Unit 3 provides a sizable ground floor unit with adjoining office space. The front of the property benefits from a shop counter and display area and to the rear an industrial style unit which leads to a shared yard.

There is parking to the front of the building and a good-sized yard to the rear which offers scope for more parking or storage.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Showroom	110	1,184
Stores/Office	269.69	2,903
<b>Total</b>	<b>379.7</b>	<b>4,087</b>

## Service charge:

The vendor's recover the cost of reinstatement insurance from the occupiers on a pro-rata floor area basis.

## Services:

We understand that mains electricity, water and drainage are connected to the properties. These services have not been tested by the agents and interested parties should make their own enquiries.

## EPC / MEES:

E (122)

## Business rates:

From a visit to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) we understand that the current rateable value is £24,500 effective from 1st April 2023 billing authority reference 24483747009011.

[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 Fully Repairing and Insuring lease direct from the landlord.

## Legal fees:

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

## VAT:

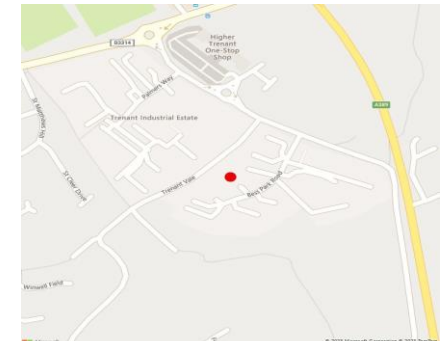
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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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