



To Let

£12,000 pax

Unit 5B Trenant Industrial Estate, Palmers Way, Wadebridge,
Cornwall PL27 6HB

1,381 Sq Ft
(128.30 Sq M)

Summary

- Available immediately
- Mid terraced unit
- Well positioned on popular industrial estate
- Close to Wadebridge town centre
- Well connected to Padstow and Bodmin
- Roller shutter door access

Accommodation:

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

Approx	sq m	sq ft
Total	128.30	1,381

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (69)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,200, local council reference 24483747043019.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this 10property.

Terms:

£12,000 per annum, all other terms to be agreed.

Legal fees:

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

VAT:

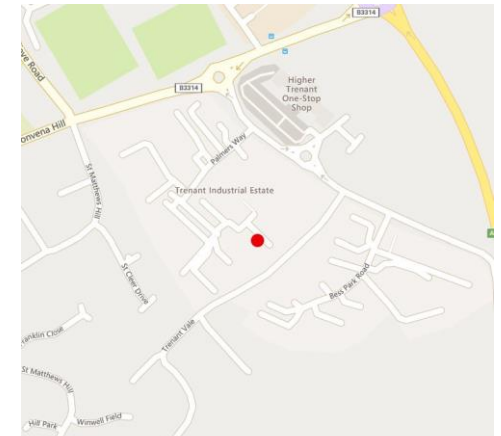
The property has been elected for VAT and therefore VAT will be charged on the price.

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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Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

Location:

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 some 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 well presented mid terraced unit, located within the popular Trenant Industrial Estate. The unit is available for occupation immediately, all other terms to be agreed.