



To Let

£6,000 pax

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

48.2 Sq M
(519 Sq Ft)

Summary

- New industrial unit
- Well located within Trenant

Industrial estate

- Lockup unit
- Available imminently

Location:

Trenant Industrial Estate is a popular and well-established estate located just off the A389 Bodmin to Wadebridge Road.

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:

An end of terrace lock up industrial unit. This unit is located in the popular Trenant Industrial Estate in the heart of Wadebridge.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

This ground floor unit includes a WC.

Approx	sq m	sq ft
Total	519	48.2

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:

To be assessed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £3,600, local council reference 24483747006010.

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

Terms:

The premises are available by way of a new lease with a minimum term of 3 years.

Alternatively the premises may be available to purchase, please enquire for further information.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

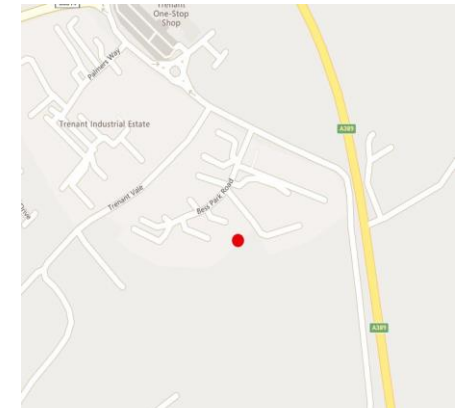
All figures quoted are exclusive of VAT if applicable.

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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