

Wadebridge, Cornwall PL27 6HB

(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 wellestablished 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.



#### 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.

<u>Contact</u> 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

#### Morwenna Pound

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## Main Office

Tel: 01872 245600

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



kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wleasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given notu responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

