

**To Let**

**£5,500 per annum**

Unit 3D Trenant Industrial Estate, Wadebridge,  
Cornwall, PL27 6HB

994 Sq Ft  
(92.3 Sq M)

# Summary

- Industrial unit to let
- Situated on an established and popular industrial estate
- Easy access to the main A39 Atlantic Highway
- Good links to Bude, Bodmin and Padstow
- Available from May 2025

## Accommodation:

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

	sq m	sq ft
<b>Total</b>	92.3	994

## Service charge:

The landlord may recover maintenance cost of the upkeep of the common parts from the prospective tenants. Reinstatement insurance will also be recovered from the tenants on a pro-rata floor area basis.

## Services:

We understand that mains electricity is connected to this property. This service has not been tested by the agents and interested parties should make their own enquiries.

## EPC / MEES:

Not applicable.

## Business rates:

To be confirmed.

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

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

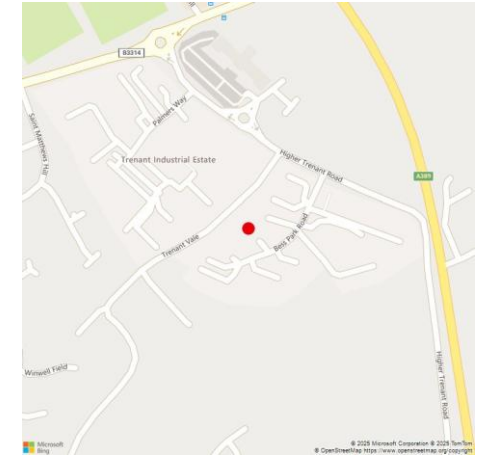
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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

### Morwenna Pound

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Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Evelyn Ferris

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### Truro Office

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



## Location:

The Trenant 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:

A Lock up unit within the heart of Trenant Industrial Estate. This unit is secure with parking included within the letting. The property is located near the A39, A30 via Bodmin and popular towns including Padstow and Rock.

