



**To Let**

**£35,000 pax**

Unit 5F Tenant Industrial Estate, Palmers Way,  
Wadebridge, Cornwall, PL27 6HB

4,019 Sq Ft (373.31 Sq M) plus  
mezz 1,090 Sq Ft (101.30 Sq M)

# Summary

- Available immediately
- Mid terraced unit
- Located on popular industrial estate
- Close to Wadebridge town centre
- Well connected to Padstow and Bodmin
- Previously used as gymnasium access

## 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 STC.

## Accommodation:

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

	sq m	sq ft
<b>Ground floor overall</b>	373.31	4,019
<b>Mezzanine</b>	101.30	1,090
<b>Total</b>	474.61	5,109

## Service charge:

To be confirmed.

## 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](http://www.voa.gov.uk)) we understand that a combination of Rateable Values may apply as follows: - £12,250, local council reference 24483747046044, £4,700 reference 24483747046046 and £5,100 reference 24483747046045.

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

## Terms:

£35,000 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:

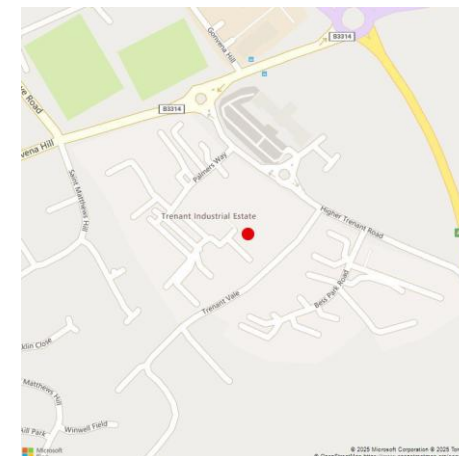
The property has been elected for VAT and therefore VAT will be charged on the price.

## 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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