

# UNIT 1 KNIGHTS BUSINESS PARK, TRENT INDUSTRIAL ESTATE, WADEBRIDGE, PL27 6HB



- INDUSTRIAL/STORAGE UNIT
- FOR SALE OR TO LET
- EXCELLENT ACCESS TO A39 AND A389
- 4 PARKING SPACES APPROX
- EPC RATING E (114)

£19,000 PER ANNUM EXCL  
LEASEHOLD

## Miller Commercial

The business property specialists





## LOCATION

The Knights Business Centre is situated within a prominent position fronting Palmers Way on the established Trenant Industrial Estate. Nearby occupiers include Travis Perkins, Camel Glass, Plumbase, Countrywide Farmers together with a number of other local established businesses.

Wadebridge and its immediate catchment area has a resident population of 6,200 and is growing rapidly. The town adjoins the A39 Atlantic Highway, which forms the principal trunk road serving the coastal towns within North Cornwall and South West Devon. The A30, which is the main road connecting parts of Devon and Cornwall with the national motorway network at Exeter can be accessed at Bodmin (7 miles) via the A389. The interchange with the A30 provides a useful link with the A38, providing access to Plymouth and parts of South Devon.

## DESCRIPTION

The premises comprise a purpose built industrial unit which is currently subdivided and includes partitioned office, WCs and mezzanine storage/offices. The building is versatile and can be adapted to suit an individual occupier's requirements.

## ACCOMMODATION

(All areas and dimensions are approximate)

Warehouse inc offices 4,034 sq ft (375 sq m) Gross Internal Area

Mezzanine 1,448 sq ft (135 sq m) Gross Internal Area

## TERMS

Leasehold: On Full Repairing and Insuring basis with terms to be agreed

Freehold: The property is also available on a freehold basis at an asking price of £235,000.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £12,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

## LEGAL COSTS

Letting - The incoming Lessee to bear the landlord's reasonably incurred legal costs.

Sale - Each party to bear their own.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (114).

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



## ESTATES GAZETTE AWARDED

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