

TO LET/FOR SALE

Industrial unit with two storey office/welfare block (10,970 sq. ft - IPMS 2)

Significant external yard/outside storage space

Set within an approximately 0.80 acre site (inc. building)

30 kW solar panel system fitted to roof

Offers in the region of £80,000 per annum for rental or
£950,000 for the freehold interest (both plus VAT)



Unit 5 Bess Park Road, Trenant Industrial Estate, Wadebridge, Cornwall, PL27 6HB

Location & Description

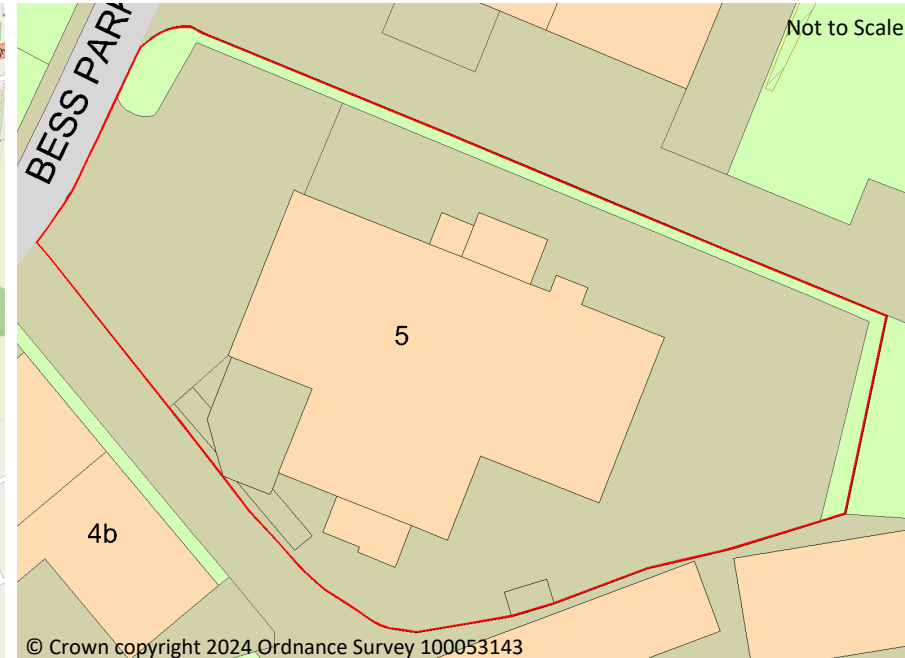
Unit 5, Bess Park Road, Wadebridge, PL27 6HB

01208 812 812

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Location

Situated in Wadebridge near the north Cornish coastline, Unit 5 is positioned in a prominent position on Trenant Industrial Estate, which is an edge of town industrial development just off the A39 (Atlantic Highway). Wadebridge serves as a primary retail destination for a large catchment of affluent coastal settlements and villages nearby. The unit sits alongside a number of local and national light industrial, service sector, professional, office, retail and retail/trade counter users. Nearby occupiers include Travis Perkins and Plumbase, as well as a number of regional and local businesses. The town centre is easily accessible under a mile away.



Description

Detached warehouse/office building of reinforced concrete frame construction with later extensions of steel frame. The building includes a two storey office/welfare block to the front. The external walls are of masonry (rendered concrete block and some red brick) and some sections of insulated metal wall cladding. The main roof (Warehouse 1) has been renewed in recent years with composite insulated metal sheet roof cladding and has solar panels fitted. The property is understood to have planning consent for light industrial use. The property could be suitable for alternative uses subject to obtaining appropriate planning consents.



Services

Water - The property is connected to mains water. There are boreholes within the site which could potentially be utilised subject to appropriate commissioning.

Electric - The property has a three phase electrical power supply and a 30 kW photovoltaic array. Units of electricity generated by the solar panels can be sold to any Tenant at 50% of the cost charged to the Landlord by their supplier.

Drainage - Foul water drainage is connected to the public sewer.

Internet - The unit is understood to have a telephone connection. It is unknown whether this is a fibre connection.

Amenities

Wadebridge boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs. The Royal Cornwall Events Centre is 2.6 miles by road.

North Cornish beaches are from 6.5 miles by road (Rock). Railway services are available at Bodmin Parkway railway station (11 miles by road) and Newquay airport services both international and domestic flights (13.4 miles by road). The A30 dual carriageway can be joined approximately 8.9 miles by road and the A39 Atlantic Highway (0.3 miles by road).

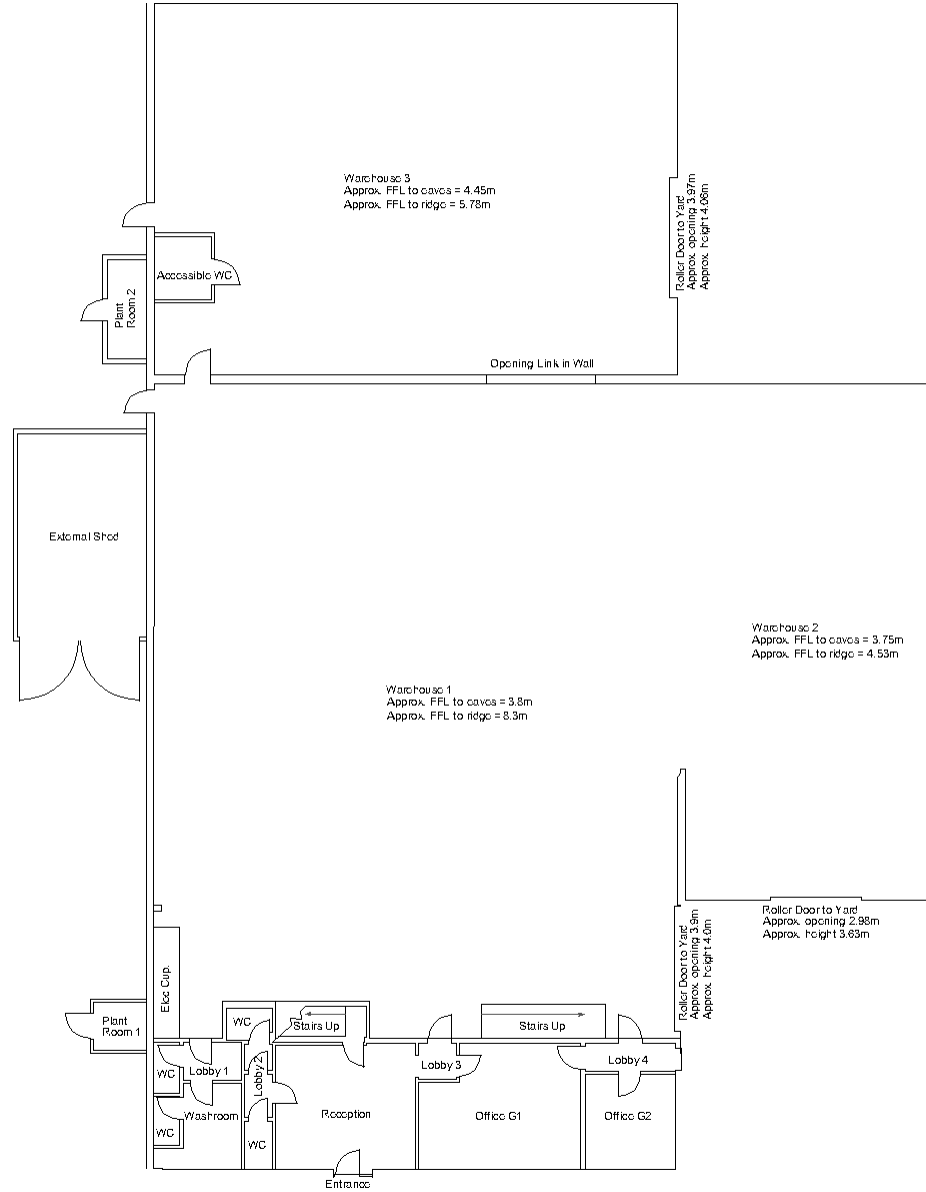


Warehouse 1

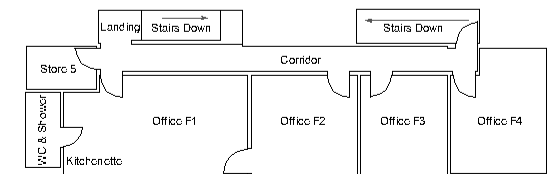
Accommodation

The building is accessed via a pedestrian access door to the front which leads to a reception within a two storey office and welfare block including toilets and shower, offices and a store. The office block leads to the main warehouse which links to two further warehouse extensions. There is an accessible toilet facility to the rear of the building in Warehouse 3. Each of the three warehouses includes a roller door linking to the yard. The roller doors for Warehouses 1 and 3 are electrically operated. **Approximate clear openings of roller doors together with heights of each warehouse are included on the accompanying Indicative Floor Plans.** There is an uninsulated steel frame shed with metal sheet cladding externally together with two external plant rooms. The building is set within a site of approximately 0.8 acres providing space for external storage or further development of the site as required. The property has a 30 kW photovoltaic array (solar panels). Electricity generated by the system can be sold to Tenants at a discount.

Indicative layout only - Not to Scale (plans available upon request)

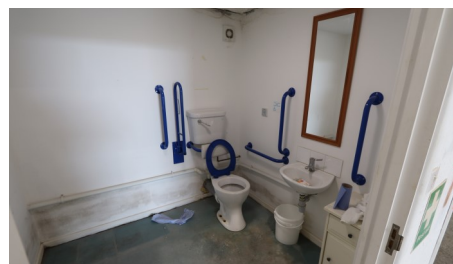


Ground Floor Plan



First Floor Plan

Approximate Area	Square Metres	Square Feet
GROUND FLOOR		
Office/Welfare block (IPMS 2)	89.84	967
Reception (NIA)	21.30	229
Lobby 1 (NIA)	2.65	29
Lobby 2 (NIA)	2.36	25
Lobby 3 (NIA)	1.64	18
Lobby 4 (NIA)	3.19	34
Washroom (NIA)	6.77	73
WC off Washroom (NIA)	1.50	16
WC off Lobby 1 (NIA)	1.58	17
Large WC off Lobby 2 (NIA)	1.73	19
Small WC off Lobby 2 (NIA)	1.65	18
Accessible WC (NIA)	4.40	47
Electric Cup (GEA). (Inc. within Warehouses 1&2)	3.36	36
Office G1 (NIA)	22.83	246
Office G2 (NIA)	10.33	111
Warehouses 1 & 2 (IPMS 2)	569.45	6,130
Warehouse 3 (IPMS 2)	233.63	2,515
External Shed (IPMS 2)	31.67	341
Plant Room 1 (IPMS 2)	3.06	33
Plant Room 2 (IPMS 2)	4.75	51
Total Ground Floor (IPMS 2)	932.40	10,037



Approximate Area	Square Metres	Square Feet
FIRST FLOOR		
Office/Welfare block (IPMS 2)	86.57	933
Corridor & Landing (NIA)	13.28	143
Office F1 with Kitchenette (NIA)	21.66	233
Office F2 (NIA)	12.91	139
Office F3 (NIA)	10.47	113
Office F4 (NIA)	13.66	147
Store 5 (NIA)	3.62	39
WC & Shower (NIA)	3.11	33
Total First Floor (IPMS 2)	86.57	933
Total Area (IPMS 2) - Note: IPMS 2 includes areas occupied by internal walls, stairs, columns and toilets etc.	1,018.97	10,970
Site Area - measured to Ordnance Survey general boundary tolerances.	3,249.28	34,975

Note: Dimensions and areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA. NIA refers to net internal area measurements of individual rooms. GEA refers to gross external area.

Planning & Building Regulations

The property does not have a recent planning history. The original consent granted was for light industrial use. Planning history can be viewed on the Cornwall [Council Online Planning Register](#). Prospective tenants/purchasers should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £80,000 per annum for rental or £950,000 for the freehold interest (both plus VAT).

Lease Terms

The property is available on a full repairing and insuring basis. The landlord will recover the cost of insurance from the tenant (premium to be confirmed). The landlord envisages leases of 10 years or more. The property will be available with vacant possession.

Business Rates

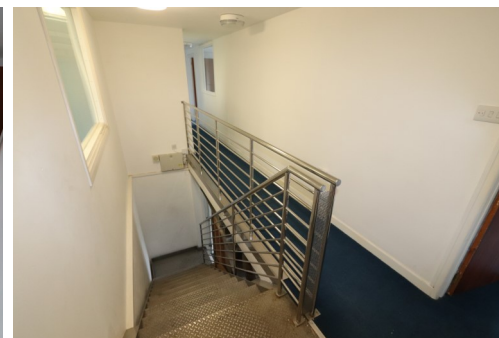
The current rateable value (RV) is £41,250. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



Warehouse 1



Office F1



Office G1

EPC

The property has an EPC rating of "D", certificate reference number 0226-7579-2230-0300-4003, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is elected for VAT and as such VAT will be chargeable on any rent or sale.

Rights

Any rights that might exist over the property will need to be investigated through legal advisers as required.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 11.09.24

