



**UNITS 4-5, SCHOONERS BUSINESS PARK, BESS PARK ROAD,
WADEBRIDGE, PL27 6HB**

£12,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Schooners Business Park is popular and well located within the Trenant Industrial Estate, on the edge of the thriving market town of Wadebridge. The estate boasts a good mixture of tenants, including Camel Glass, Wadebridge Camels RFC Ltd and Clean Earth Energy. The estate is well managed and offers convenient accommodation for a variety of uses.

DESCRIPTION:

Renovated office/light industrial unit in the popular Trenant Industrial Estate. The property has dedicated parking, ground floor office, main workshop, storage, kitchenette and WC with first floor office and storage space. The premises are available immediately by way of a new full repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

Ground floor totalling 658 Sq Ft / 66.1 Sq M.
First floor totalling 582 Sq Ft / 54.1 Sq M.

SERVICE CHARGE:

There is a service charge levied on the estate. For Units 4-5 this is in the region of £300 per annum.

TENURE / LEASE TERMS:

A new proportional full repairing and insuring lease for a minimum 3 year term with other terms open to negotiation.

VAT:

All the prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £10,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (81).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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