KNIGHTS BUSINESS CENTRE, PALMERS WAY, TRENANT INDUSTRIAL ESTATE, WADEBRIDGE, PL27 6HB

- TRADE COUNTER/INDUSTRIAL/STORAGE UNIT
- FOR SALE OR TO LET
- EXCELLENT ACCESS TO A39 AND A389
- APPROX. 20 PARKING SPACES - SUB-DIVISION POSSIBLE
- EPC RATING - BAND E

ASKING PRICE £345,000 / £28,500 PER ANNUM EXCL

Miller Commercial

The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

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 into 3 units and includes partitioned office WCs and mezzanine storage. The building is versatile and can be adapted to suit an individual occupier's requirements.

ACCOMMODATION

(All areas and dimensions are approximate)
Gross Internal Depth 30m
Gross Internal Width - 15.92m
plus offices
Gross Internal Depth 5.83m
Gross Internal Width 5.83m
Gross Internal Area 484.1 Sq.m (5521 sq.ft)
The premises include approximately 217.3 sq.ft (2339 sq.ft) of mezzanine which can be adapted as necessary. Eaves Height 3.8m
Parking - approx. 20 car spaces.

TERMS

Leasehold -The premises are offered by way of a new full repairing and insuring lease upon flexible terms at an initial rental of £30,000 per annum exclusive. The remaining terms are open to negotiation.
Freehold - Asking Price £345,000.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

VALUE ADDED TAX

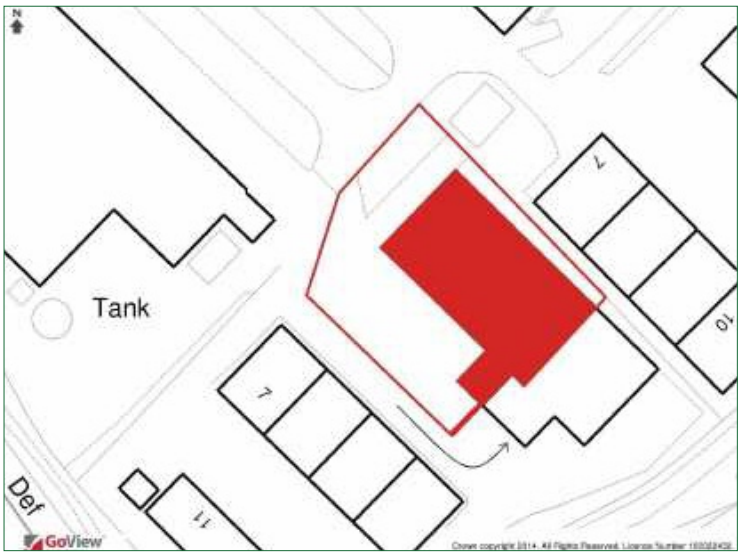
All the above prices/rentals are quoted exclusive of VAT, where applicable.

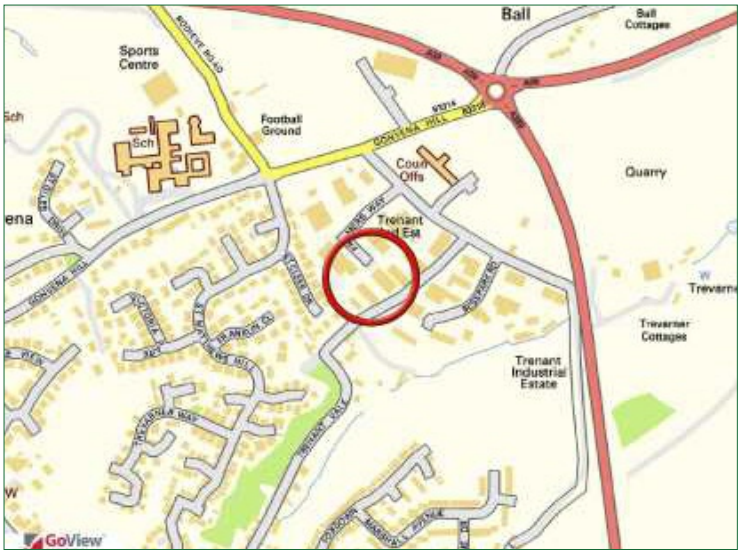
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E

CONTACT INFORMATION

For further information or an appointment to view please contact either:
Mike Nightingale on 01872 247025 or via email msn@miller-commercial.co.uk or
Robert Sloman on 01872 247004 or via email rs@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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