



1A & 1B TRE CERUS INDUSTRIAL ESTATE, PADSTOW, PL28 8RW

Located on the only industrial estate serving Padstow, the units benefit from good access to the A39 & A30. Units 1A and 1B form part of a terrace of lock-up industrial units located in the centre of the estate. The units are of steel portal frame and rendered in cement. They have recently had a new insulated roof installed as part of a wider refurbishment program for this part of the estate.

The units have 3-phase power and a large communal yard and parking area to the front. Currently occupied, the units are due to be available for re occupation by September 2025.

Tre cerus is home to a wide range of occupiers including several in the food and drink business as well as the large publishers TJ Books.

£6,500 PER ANNUM EXCLUSIVE PER UNIT

- **SMALL INDUSTRIAL UNITS TO LET**
- **PROMINANT LOCATION ON THE OUTSKIRTS OF PADSTOW**
- **FROM 481 SQ FT (44.75 SQ M) TO 962 SQ FT (89.5 SQM) AVAILABLE**
- **CAR PARKING INCLUDED**
- **SUITABLE FOR A VARIETY OF USES**
- **EPC E (120)**

LOCATION:

Treccus Industrial Estate is the only trading estate serving Padstow and is situated about 1½ miles from the harbour.

Padstow is a popular tourist location on the north coast of Cornwall and has benefited greatly from the number of high quality restaurants in the area, most notably from Rick Stein, but more recently Paul Ainsworth and the town is synonymous with high quality food and drink.

DESCRIPTION:

Units 1A and 1B form part of a terrace of lock-up industrial units located in the centre of the estate.

The units are of steel portal frame and rendered in cement. It has recently had a new insulated roof installed as part of a wider refurbishment program for this part of the estate and internally, the units will be refurbished and redecorated to provide clear open workshops with WC, tea point, new LED lighting and a manual roller shutter doors. They benefit from 3-phase power and a large communal yard and parking area to the front.

AVAILABILITY

The units are currently occupied and anticipate will be ready for occupation by September 2025

SCHEDULE OF ACCOMMODATION:

Unit 1A: 481 Sq Ft (44.75 Sq M)

Unit 1B: 481 Sq Ft (44.75 Sq M)

TOTAL: 962 Sq Ft (89.5 Sq M)

Units are designed to be occupied independently of each other but can both be occupied by same Tenant if required

SERVICE CHARGE:

There is a maintenance rent of 12.5% of the annual rent to cover the maintenance and upkeep of the common parts of the estate.

LEASE TERMS:

The premises is available by way of a new lease from the landlord on terms to be agreed.

VAT:

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

LEGAL COSTS:

The incoming Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £6,600.

For a small business operating out of one business premises, it is likely that the occupier can benefit from small business rates relief. 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 E (120).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



