



UNIT 3 TRE CERUS INDUSTRIAL ESTATE, PADSTOW, PL28 8RW

NEWLY REFURBISHED INDUSTRIAL UNIT

Located on the only industrial estate serving Padstow, the property benefits from good access to the A39 & A30 and offers a newly refurbished unit with 3-phase power, WC, 2 x roller shutter doors and insulated, profile metal sheet cladding and roof.

Unit 3 is located in the centre of the estate. It benefits from a large private, secure gated yard of circa 6,000 sq ft to the front. Minimum eaves height is 4.45m. Treceus is home to a wide range of occupiers including several in the food and drink business as well as a well-known publisher.

£50,000 PER ANNUM EXCLUSIVE

- **NEWLY REFURBISHED INDUSTRIAL UNIT AVAILABLE TO LET**
- **PROMINANT LOCATION ON THE OUTSKIRTS OF PADSTOW**
- **5,092 Sq Ft (473.06 Sq M)**
- **APPROX 6,000 SQ FT PRIVATE SECURE GATED YARD**
- **CAR PARKING INCLUDED**
- **MINIMUM EAVES 4.45M**
- **SUITABLE FOR A VARIETY OF USES**
- **EPC B (38)**

LOCATION:

Trecerus Industrial Estate is the only trading estate serving Padstow and is situated about 1 ½ 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:

Located on the established industrial estate of Trecerus on the outskirts of Padstow, the property benefits from good access to the A39 & A30, providing swift access throughout Cornwall and the wider south west. Unit 3 is located in the centre of the estate and is set within its own private secure, gated yard of approximately 6,000 sq ft

The unit has just been refurbished to return it to an open light industrial/warehouse specification. The building is of steel portal frame, clad and roofed in insulated, profile metal sheet panels with translucent light sections. The unit provides a clear, open workshop with male and female WCs, new LED lighting, 2 x electric roller shutter doors and has been redecorated throughout including a newly painted floor. It benefits from 3-phase power and a large communal yard and parking area to the front.

Minimum eaves height is 4.45m.

Please note: motor trade is not being considered for this unit.

SCHEDULE OF ACCOMMODATION:

5,092 Sq Ft (464.51 Sq M)

MAINTENANCE RENT:

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. VAT is payable on the rent.

LEGAL COSTS:

Both parties to be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. The rateable value for the unit is still to be assessed. Please contact the local authority for more information.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (38).

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

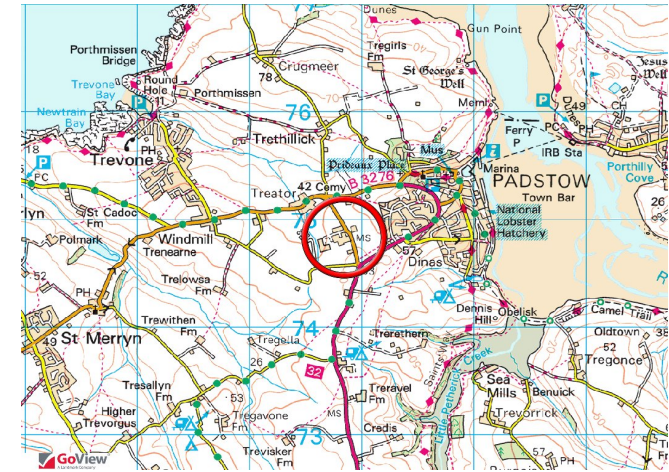
Email ts@miller-commercial.co.uk

ANTI-MONEY LAUNDERING:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.







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