Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 10, SCHOONERS BUSINESS PARK, BESS PARK ROAD, TRENANT INDUSTRIAL ESTATE, WADEBRIDGE, PL27 6HB

Unit 10 Schooners Business Park is a 2,198 Sq Ft 204..2 Sq M) light industrial unit with a roller shutter door, side office and WC. This is a good opportunity for a business to expand into well equipped premises in an established location.

- INDUSTRIAL PREMISES IN WADEBRIDGE
- AVAILABLE BY WAY OF FREEHOLD INTEREST
- 2,198 SQ FT (204.2 SQ M)
- AVAILABLE IMMMEDIATELY
- FLEXIBLE SPACE
- ENERGY PERFORMANCE ASSET RATING EXEMPT - LOW ENERGY BUILDING

£195,000 Freehold







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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 itself is home to a laundry business, a mechanical engineer, and commercial spray painters.

The estate is well managed and offers convenient space for a variety of uses.

DESCRIPTION:
Unit 10 Schooners Business Park is a 2,198 Sq Ft (204.2 Sq M) light industrial unit with a roller shutter door and undergoing some internal updates following the exit of the previous tenant this is a good opportunity for a business to expand into well equipped premises in an established location.

SCHEDULE OF ACCOMMODATION:
2,198 Sq Ft (204.2 Sq M)

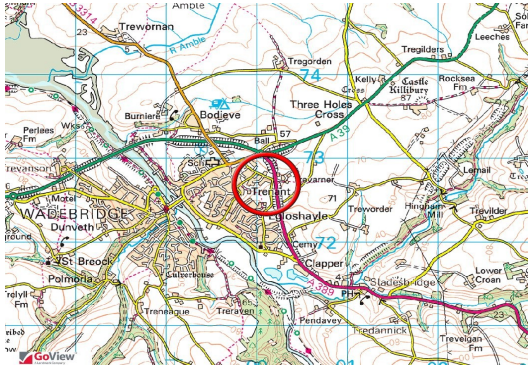
SERVICE CHARGE:
There is no service charge on this property.

VAT:
All the above 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 rateable value is £13,500 effective 1 April 2026. 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 Certificate is not required as it is a low energy building.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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