

TO LET

Industrial and office space (1,701 to 10,545 sq. ft - IPMS 2)

To be divided into 3 No. separate units with or without land (see details within)

Set within an approximately 0.80 acre site (inc. building)

Significant external yard/outside storage space

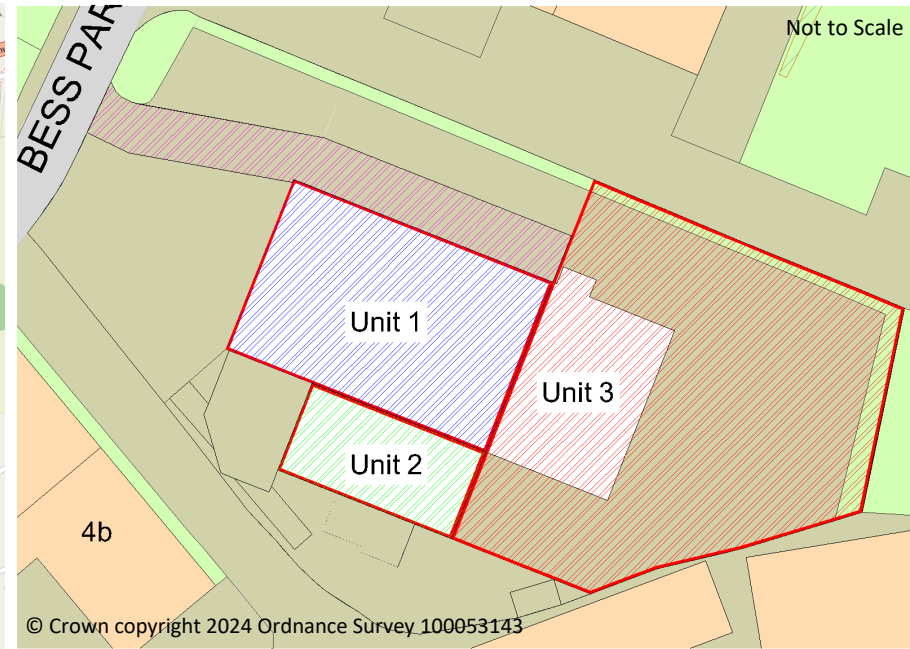
Units starting from £14,000 per annum plus VAT



Unit 5 Bess Park Road, Trenant Industrial Estate, Wadebridge, Cornwall, PL27 6HB

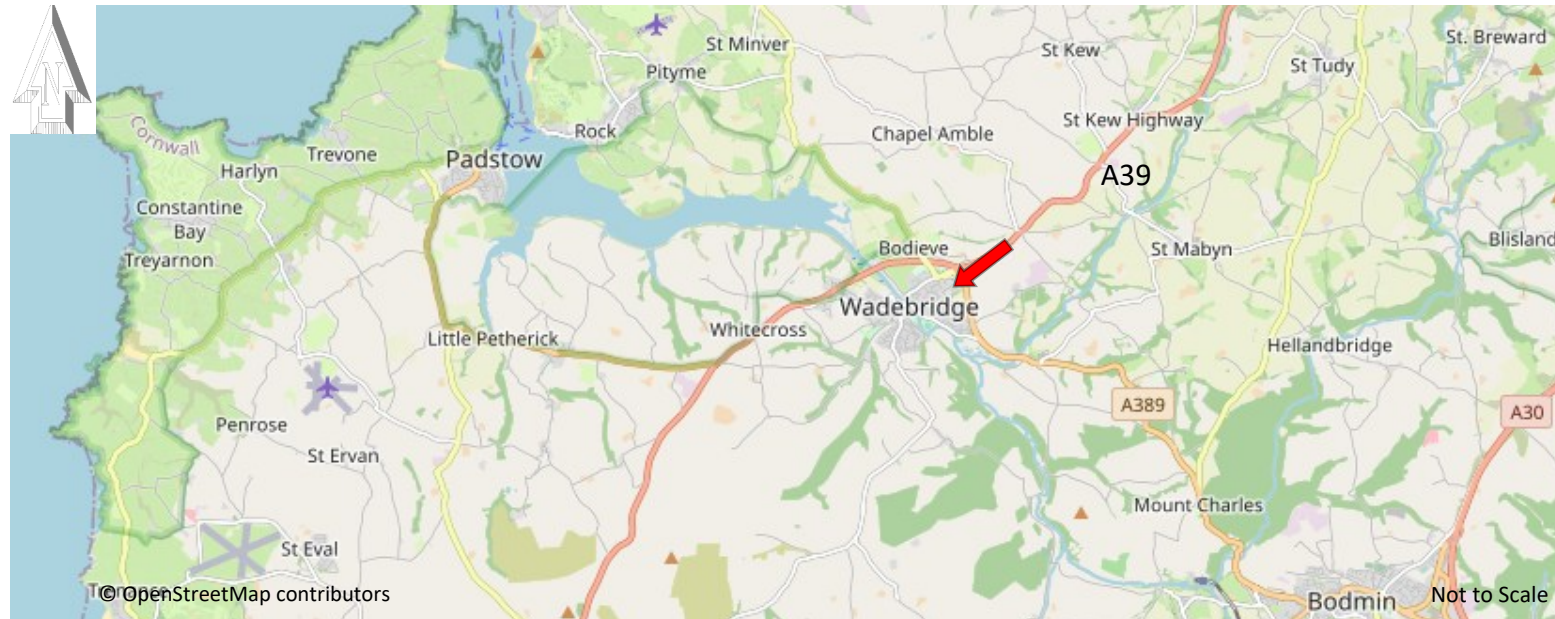
Location

Situated in Wadebridge near the north Cornish coastline, Unit 5 is positioned in a prominent position on Trenant Industrial Estate, which is an edge of town industrial development just off the A39 (Atlantic Highway). Wadebridge serves as a primary retail destination for a large catchment of affluent coastal settlements and villages nearby. The property sits alongside a number of local and national light industrial, service sector, professional, office, retail and retail/trade counter users. Nearby occupiers include Travis Perkins and Plumbase, as well as a number of regional and local businesses. The town centre is easily accessible under a mile away.



Description

Detached warehouse/office building of reinforced concrete frame construction with later extensions of steel frame. The building includes a two storey office/welfare block to the front. The external walls are of masonry (rendered concrete block and some red brick) and some sections of insulated metal wall cladding. The main roof (Units 1 & 2) has been renewed in recent years with composite insulated metal sheet roof cladding. The property is understood to have planning consent for light industrial use. The property could be suitable for alternative uses subject to obtaining appropriate planning consents.



Services

Water - The property is connected to mains water. There are boreholes within the site which could potentially be utilised subject to appropriate commissioning. Supplies to separate units will be sub metered.

Electric - The property has a three phase electrical power supply. Supplies to separate units will be sub metered.

Drainage - Foul water drainage is connected to the public sewer.

Internet - The property is understood to have a telephone connection. It is unknown whether this is a fibre connection. Tenants will need to make their own enquiries to service providers.

Amenities

Wadebridge boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs. The Royal Cornwall Events Centre is 2.6 miles by road.

North Cornish beaches are from 6.5 miles by road (Rock). Railway services are available at Bodmin Parkway railway station (11 miles by road) and Newquay airport services both international and domestic flights (13.4 miles by road). The A30 dual carriageway can be joined approximately 8.9 miles by road and the A39 Atlantic Highway (0.3 miles by road).

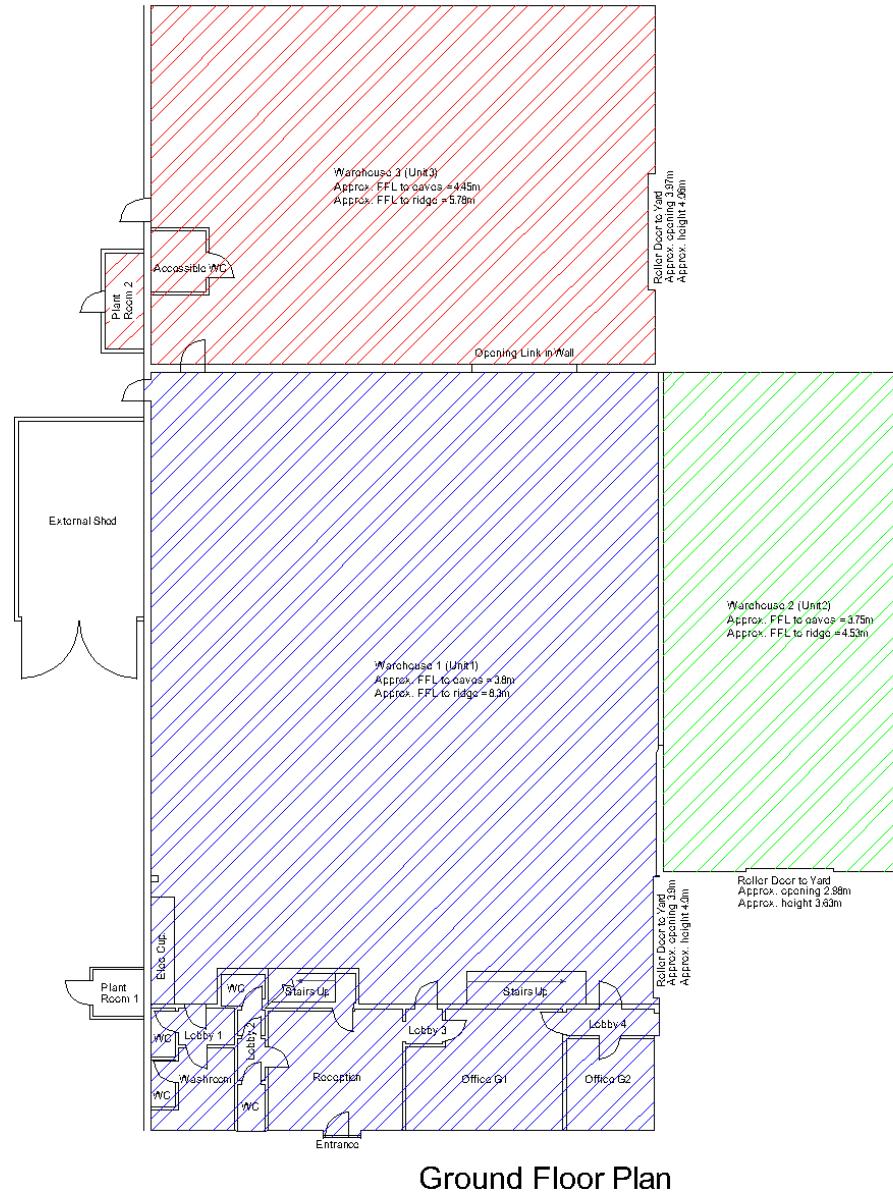


Warehouse 1 (Unit 1)

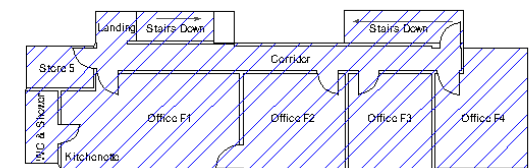
Accommodation

Unit 1 is accessed via a pedestrian access door to the front which leads to a reception within a two storey office and welfare block including toilets and shower, offices and a store. The office block leads to Warehouse 1. A wall will be erected to divide Unit 2 from Unit 1 and the door to Unit 3 will be blocked up. Unit 2 is accessed from a roller shutter door. A new toilet and personnel door are proposed for Unit 2. Unit 1 will have parking facilities to the front and northern side of the property and Unit 2 will include parking to the southern side of the site. Unit 3 includes its own toilet facility and a secure exclusive yard space to the rear. Each of the three warehouses includes a roller door linking to the yard. The roller doors for Units 1 and 3 are electrically operated. **Approximate clear openings of roller doors together with heights of each warehouse are included on the accompanying Indicative Floor Plans.** The building is set within a site of approximately 0.8 acres providing space for external storage or further development of the site as required.

Indicative layout only - Not to Scale (plans available upon request)



Ground Floor Plan



First Floor Plan

Approximate Area	Square Metres	Square Feet
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UNIT 1 (hatched blue on plans)

Office/Welfare/Toilet block over both floors (IPMS 2)	176.41	1,895
Warehouse 1 (IPMS 2)	406.72	4,378
Parking to the front and northern side of the site	-	-
Total (IPMS 2)	583.13	6,277

UNIT 2 (hatched green on plans)

Warehouse 2 (IPMS 2)	158.06	1,701
Up to 5 No. parking bays to the southern side of the site	-	-
WC to be installed by the Landlord	TBC	TBC
Total (IPMS 2)	158.06	1,701

UNIT 3 (hatched red on plans)

Warehouse 3 (IPMS 2)	233.63	2,515
Accessible WC (NIA)	4.40	47
Plant Room 2 (IPMS 2)	4.75	51
Exclusive yard space - to Ordnance Survey general boundary tolerances.	949.29	10,218
Total (IPMS 2)	238.38	2,566

Note: Dimensions and areas are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA. IPMS 2 includes areas occupied by internal walls, stairs, columns and toilets etc. NIA refers to net internal area measurements of individual rooms.





Warehouse 1 (Unit 1)



Unit 1



Unit 1

Planning & Building Regulations

The property does not have a recent planning history. The original consent granted was for light industrial use. Planning history can be viewed on the Cornwall [Council Online Planning Register](#). Prospective tenants/purchasers should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

Legal Costs

Each party will be responsible for their own legal costs.

Prices

Offers for the annual rental are sought in the region of the following:

Unit 1 - £42,000 (including parking to the front and northern side of the site)

Unit 2 - £14,000 (including parking to the southern side of the site)

Unit 3—£24,000 (including the exclusive yard)

The above prices exclude VAT which is chargeable on the rent.

Lease Terms

The units are available on an effective full repairing and insuring basis with a proportional contribution towards the repair/maintenance of the building by way of a service charge when required. There will be a contribution towards cyclical maintenance and repairs of common areas such as surface water drainage, drives, pathways and hedges etc” as required via a fixed maintenance rent of 5% plus VAT of the passing annual rent. The Landlord will recover the proportional cost of buildings insurance from the tenant (premium to be confirmed). The Landlord envisages a lease term of three years or more. The property will be available with vacant possession.

Business Rates

The current rateable value (RV) is £46,250. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the [Cornwall Council website](#). Rates will need to be split following assessment.

EPC

The property has an EPC rating of "D", certificate reference number 0226-7579-2230-0300-4003, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is elected for VAT and as such VAT will be chargeable on any rent or sale.

Rights

Any rights that might exist over the property will need to be investigated through legal advisers as required.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 10.04.26

