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PROPERTY CONSULTANTS

FOR SALE

Unit A Treceerus Industrial Estate

PADSTOW, CORNWALL, PL28 8RW

Industrial warehouse – 26,232 sq ft (2,436.9 sq m) approx

Location

Padstow is a coastal fishing port on the north coast of Cornwall, England, situated on the west bank of the River Camel estuary. Padstow is famous for its working fishing harbor, seafood, and being the home of chef Rick Stein

It lies 14 miles northeast of Newquay and 6 miles west of Wadebridge. The town is connected by road via the A389 from Wadebridge and the B3276 coastal road from Newquay.

The property is situated in a prominent corner position on the entrance to Treceus Industrial Estate which is the principal industrial and distribution estate for the town.

Airport



11 miles

A30



11 miles south

Newquay

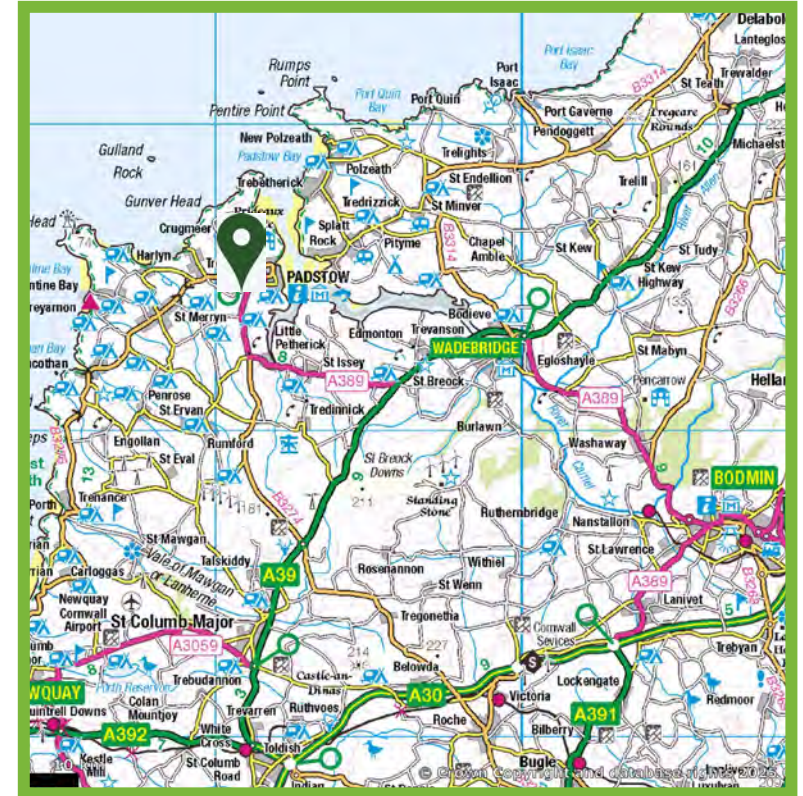


14 miles

Bodmin



16 miles



Accommodation

Description

The property comprises a detached extended industrial warehouse unit. It has a mix of steel and reinforced concrete portal framed construction with concrete block lower elevations with asbestos sheet cladding to the upper elevations and part of the pitched roof. The south bay appears to have been re-clad with double skinned metal sheet cladding to a more modern specification.

Internally there is office accommodation at ground and mezzanine levels adjacent to the southern elevation.

The total site extends to c. 1.11 acres (0.45 ha). Externally to the front is a loading and parking area with a secure yard area to the side (west of building).

The property is in need of some improvement and repair works.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Warehouse – Various Bays	23,804	2,211.4
Ground floor offices/WCs	1,434	133.2
First floor office/ancillary	994	92.3
TOTAL	26,232	2,436.9

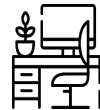
Industrial & Logistics



Suspended ceilings to part



Office content



On-site parking



Power



Surface level Doors



WC facilities



Planning | Rates | EPC | Terms

Planning

No planning history is available on-line however the property has been used industrial warehouse purposes for many years. Any occupier should make their own enquiries to the Planning Department of Cornwall Council. Tel: 0300 1234 151 or <https://www.cornwall.gov.uk/the-council-and-democracy/contacting-the-council/planning/>

Business Rates

The current Rateable Value is £117,000. Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Purchase Price

The property is offered for sale at £900,000 exclusive of VAT (we understand the property has been elected for VAT).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: IS/CD/101495 Date: January 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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