



10 DUNVETH BUSINESS PARK, WEST HILL, WADEBRIDGE, PL27 7FE

A modern, purpose built industrial unit located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge. This unit benefits from good eaves height and a full height roller shutter door. PV cells offer reduced electricity prices.

- MODERN INDUSTRIAL PREMISES
- 2,013 SQ FT (187 SQ M)
- ESTABLISHED TRADING ESTATE LOCATION
- GOOD ACCESS TO A39 TRUNK ROAD
- NEW LEASE AVAILABLE
- EPC: A+ -18
- 3 MONTHS RENT FREE*

£17,300 PER ANNUM EXCLUSIVE



CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

Wadebridge is located on the Camel estuary on the north Cornish coast with the A39 Atlantic Highway providing access to nearby Padstow and the main A30 trunk road. Dunveth Business Park is ideally located for access to the A39, being situated just behind Tesco supermarket, Aldi, B&M and the Royal Cornwall Showground. Nearby occupiers include; Screwfix, Spry's Hot Tubs and The Carpet Trader.

PROPERTY:

This modern purpose built industrial unit is located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge. The premises benefit from good eaves height and a full height roller shutter door.

SCHEDULE OF ACCOMMODATION:

Approximate measurements:
Gross Internal Area: 2,013 Sq Ft (187 Sq M)
inner eaves height 5.6m
Maximum internal height 8.25m
Door width 3.59m
Door height 4.5m

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

Please note this property is not suitable for D2 use.

*3 months rent free on all new 5 year tenancies.

SERVICE CHARGE:

The service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. The current contribution as per the 2023 service charge year is £930.60 plus VAT per annum.

BUSINESS RATES:

This property has a rateable value of £15,250. To calculate the amount of rates payable please use the following calculator: <https://www.gov.uk/calculate-your-business-rates>

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A+ (-18).

LEGAL COSTS:

Each party to bear their own legal costs.

VAT:

The business park has been elected for VAT.

AGENTS NOTE:

The photographs used predate the development being undertaken adjacent to the estate approach road.



Miller Commercial





Miller Commercial

