

# VARIOUS UNITS, DUNVETH BUSINESS PARK, WADEBRIDGE, PL27 7FE



- MODERN INDUSTRIAL PREMISES
- ESTABLISHED TRADING ESTATE LOCATION
- NEW LEASES AVAILABLE
- ALLOCATED PARKING
- FROM 1400 SQ FT (150 SQ M)
- EPC TBC

**FROM £9,600 PER ANNUM  
LEASEHOLD**

## Miller Commercial

The business property specialists



**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 and the Royal Cornwall Showground.

**Property:**

A selection of modern purpose built industrial units located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge. All premises benefit from good eaves height and a full height roller shutter door. The units are available on a long leasehold or leasehold by way of a new proportional FRI lease. Asking rents from £8,750 PA

Units 2-4 have the potential of being let individually or as conjoined units.

Inner eaves height 5.6m

Maximum internal height 8.25m

**UNIT 2**

Width: 8.8m

Depth: 21.3m

Gross Internal Area: 186.8 Sq m (2011 Sq ft)

Includes office and WC facilities.

Service charge:

A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. For 2016 the contribution for this unit was £1,307.92

Business Rates:

Business rates will need to be re assessed following the completion of the letting.

**UNIT 3**

Width: 8.8m

Depth: 21.3m

Gross Internal Area: 186.6 Sq m (2009 Sq ft)

Includes office and WC facilities.

Service charge:

A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. For 2016 the contribution for this unit was £1,307.92

Business Rates:

As per the 2017 draft valuation this property has a rateable value of £12,500

**UNIT 4**

Width: 8.7m

Depth: 21.3

Gross Internal Area: 186 Sq m (2002 Sq ft)

Includes office and WC facilities.

Service charge:

A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. For 2016 the contribution for this unit was £1,307.92

Business Rates:

As per the 2017 draft valuation this property has a rateable value of £12,500

**UNIT 18**

Width: 7.8m

Depth: 16.9m

Gross Internal Area: 131.5 Sq m (1415 Sq ft)

Includes office and WC facilities.

Service charge:

A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. For 2016 the contribution for this unit was £918.32

Business Rates:

Business rates will need to be re assessed following the completion of the letting.

**Lease Terms:**

The premises are available immediately by way



of a new proportional FRI lease with 3-yearly rent reviews and remaining terms to be agreed.

Unit 18 = £9,600 per annum

Unit 2 = £12,600 per annum

Unit 3 = £12,600 per annum

Unit 4 = £12,600 per annum

### Legal Costs:

Each party is to bear their own legal costs.

### Local Authority:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Services:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

### EPC:

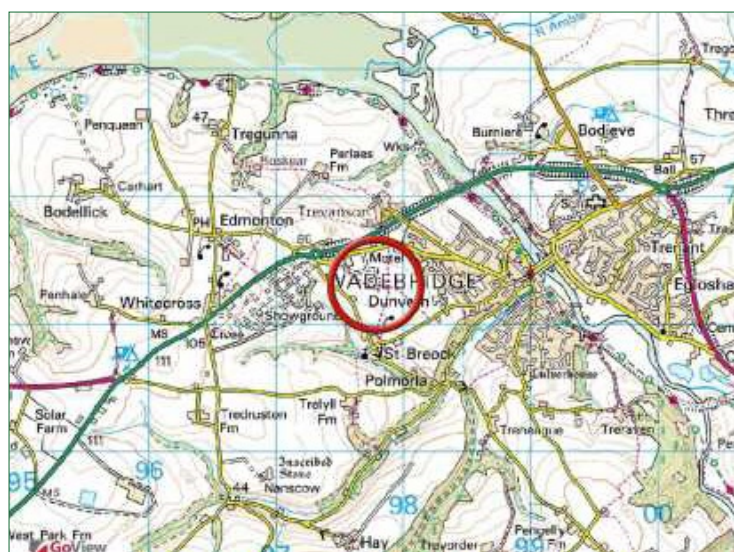
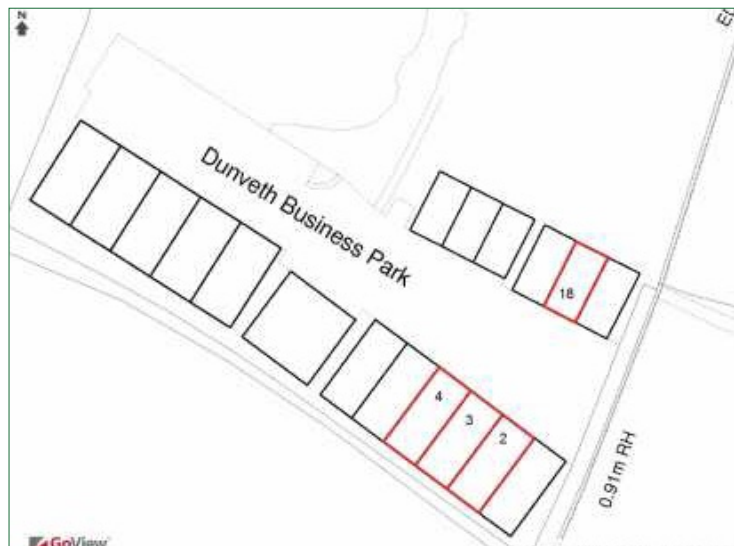
The energy performance rating for each unit is TBC.

### CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)



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