# Miller Commercial

Chartered Surveyors and Business Property Specialists




## 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**


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SSL Fabrications
TO LET


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**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 form 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

2 Car Parking Spaces allocated.
Additional spaces are available in the adjacent overflow car park via separate negotiation.

**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 (subject to contract).

**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 service charge year ending 24/12/2024 is £1,019.15 plus VAT per annum

**VAT:**
The business park has been elected for 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 current rateable value is £15,250. 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 Rating for this property is A+ (-18).

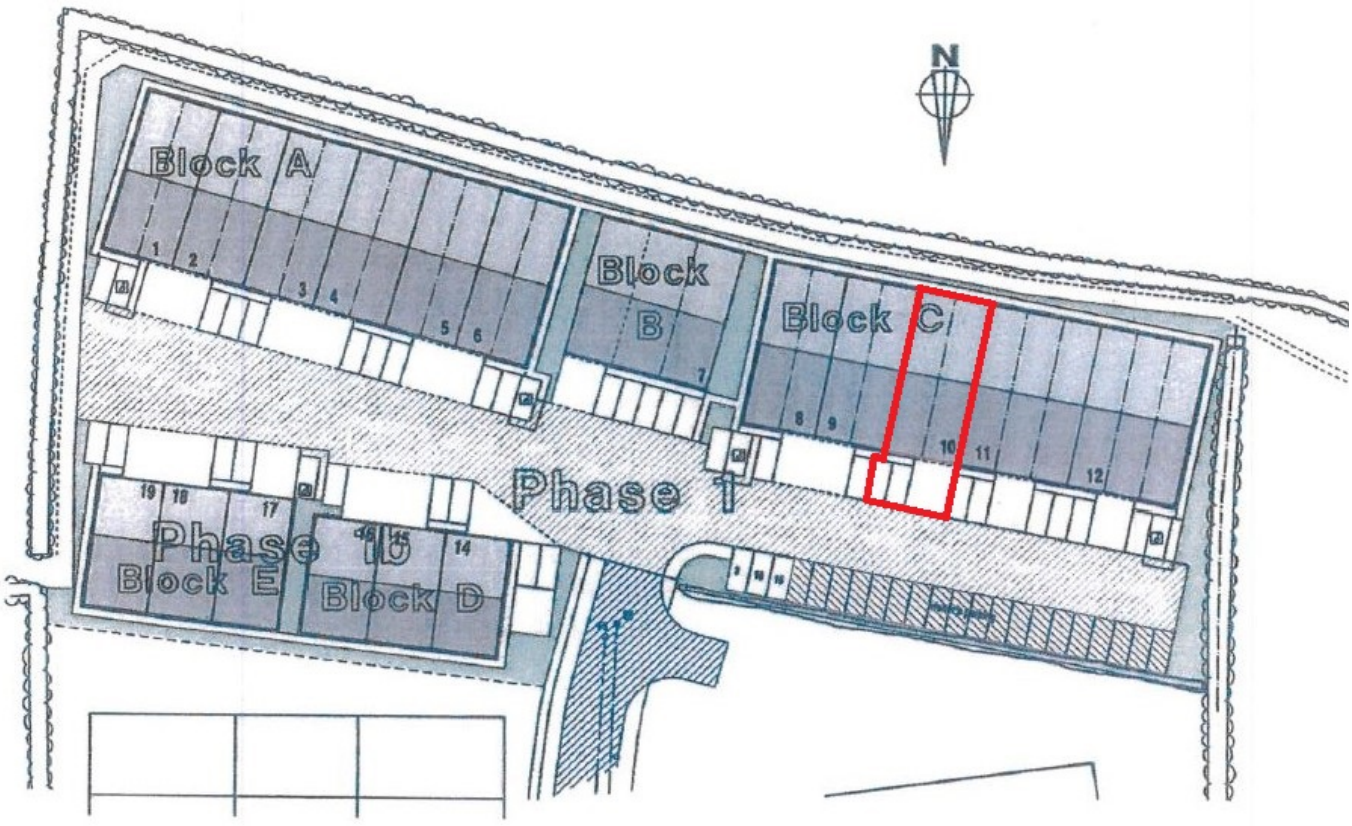
**COVENANT STATUS:**
A deposit or other security may be required subject to covenant status.

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

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

or

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




Unit 10
Dunveth Business Park
Wadebridge







**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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