Miller Commercial

Chartered Surveyors and Business Property Specialists



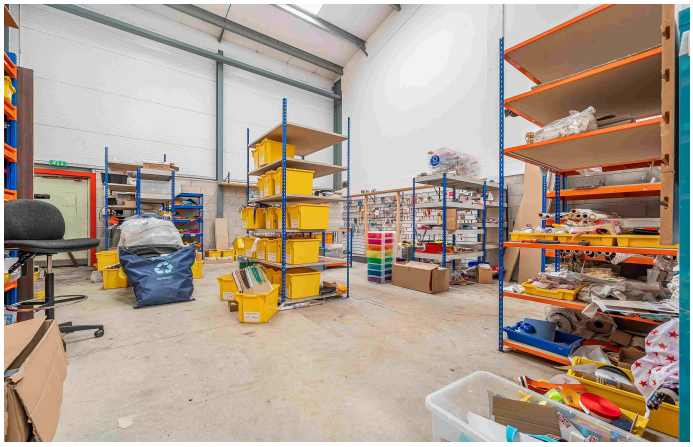
UNIT 18 DUNVETH BUSINESS PARK, WADEBRIDGE, CORNWALL, PL27 7FE

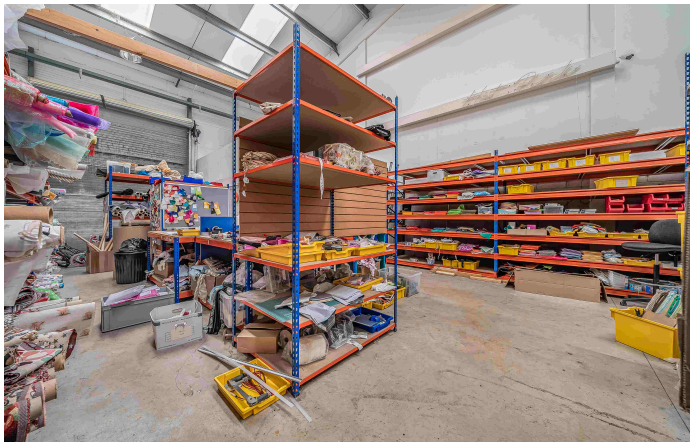
A modern purpose built industrial unit located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge.

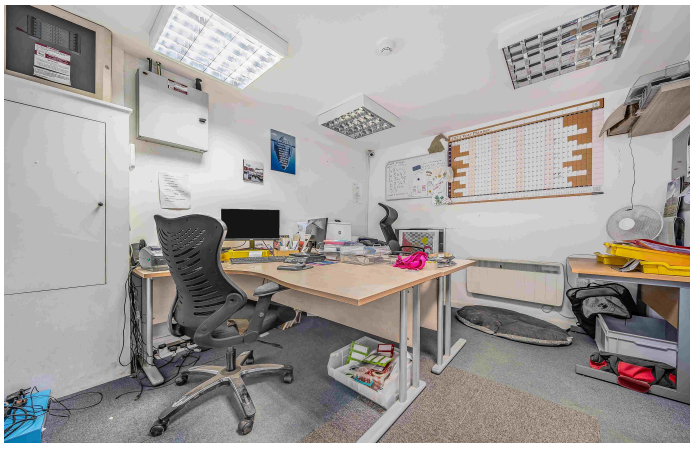
The unit offers good eaves height, a full height roller shutter door.
The unit is available on a leasehold basis by way of a new proportional FRI lease.

- **TO LET**
- **MODERN INDUSTRIAL PREMISES**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **NEW LEASE AVAILABLE**
- **1418.9 SQ FT (131.8 SQ M)**
- **EPC C (66)**

£13,500 PER ANNUM EXCLUSIVE









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.

DESCRIPTION:
A modern purpose built industrial unit located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge.
The unit offers good eaves height, a full height roller shutter door.
The unit is available on a leasehold basis by way of a new proportional FRI lease.
Overflow parking is available in an estate carpark, spaces are available via separate negotiation.

SCHEDULE OF ACCOMMODATION:
Width: 7.8m
Depth: 16.9m
Gross Internal Area: 131.8 Sq m (1418.9 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. The draft service charge for the year ended 24/12/2025 is £904.54 plus VAT.

LEASE TERMS/TENURE:
The unit is available on a leasehold basis by way of a new proportional FRI lease.
The property is also available for sale, please see our other listing or request further information.

VAT:
This property 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 £11,500 as per the 2023 assessment. If this is your only business premises full relief can be obtained. 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 C (66).

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

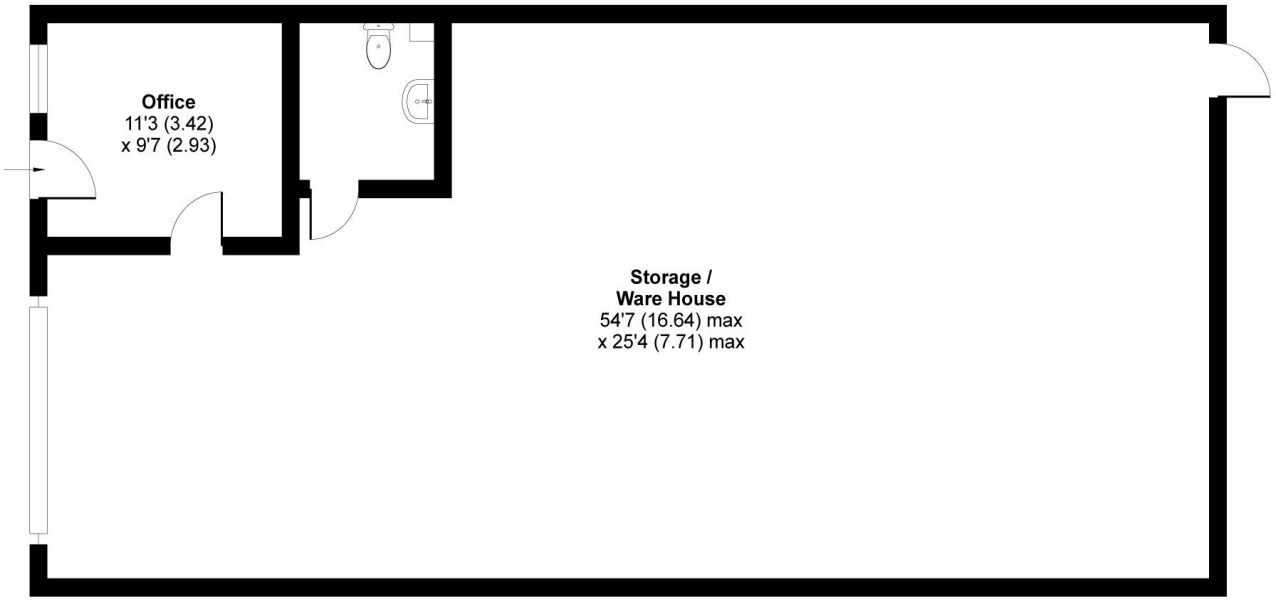
Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Unit 18 , Dunveth Business Park, Wadebridge, PL27 7FE

Approximate Area = 1381 sq ft / 128.3 sq m

For identification only - Not to scale

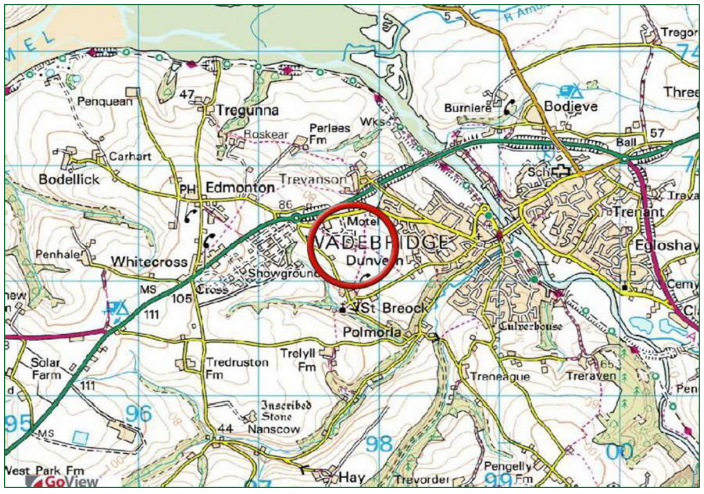


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1218096



Unit 18
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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