

UNIT 5 PENMAYNE BUSINESS CENTRE, ST MINVER, ROCK, WADEBRIDGE, PL27 6GR

Rent £18,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Located in the modern light industrial development on the edges of Rock in St Minver.

The area benefits from strong transport links via local A-roads, while remaining close to key coastal communities.

DESCRIPTION:
Rarely available lock up light industrial unit well suited for private storage in a secure and gated development.

The unit is available immediately and and benefits from CCTV, a roller shutter of 3.7 m wide and 4.7 m high, and proximity to both Rock, Wadebridge and Polzeath.

SCHEDULE OF ACCOMMODATION:
The premises have been measured under Gross Internal Area in accordance with RICS Property Measurement, Second Edition and total approximately 1,039 Sq Ft / 96.4 Sq M

SERVICE CHARGE:
Service charge of £60 pcm applies to this unit.

LEASE TERMS:
The Unit is available immediately on a Full Repairing and Insuring Lease for a minimum of 6 years subject to annual RPI increases.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

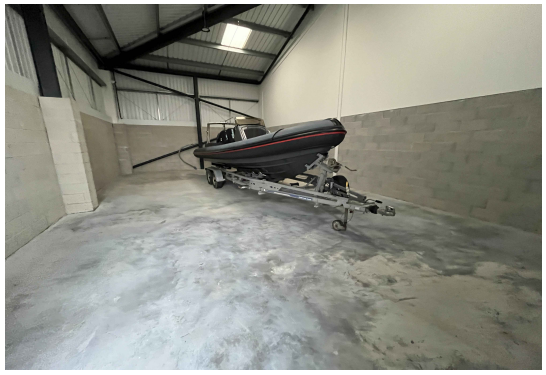
BUSINESS RATES:
The premises have not yet been assessed for Business Rates. For information visit the website *https://www.tax.service.gov.uk/view-my-valuation/search*.

ENERGY PERFORMANCE CERTIFICATE:
This property is exempt.

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

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

Tom Smith on 01872 247013
Email ts@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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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