

FOR SALE

Office/work spaces (1,903 sq. ft)

Offers in the region of £310,000 for the freehold interest

Rare freehold opportunity with vacant possession



Unit 1, Pityme Business Centre, St. Minver, Wadebridge, PL27 6NU

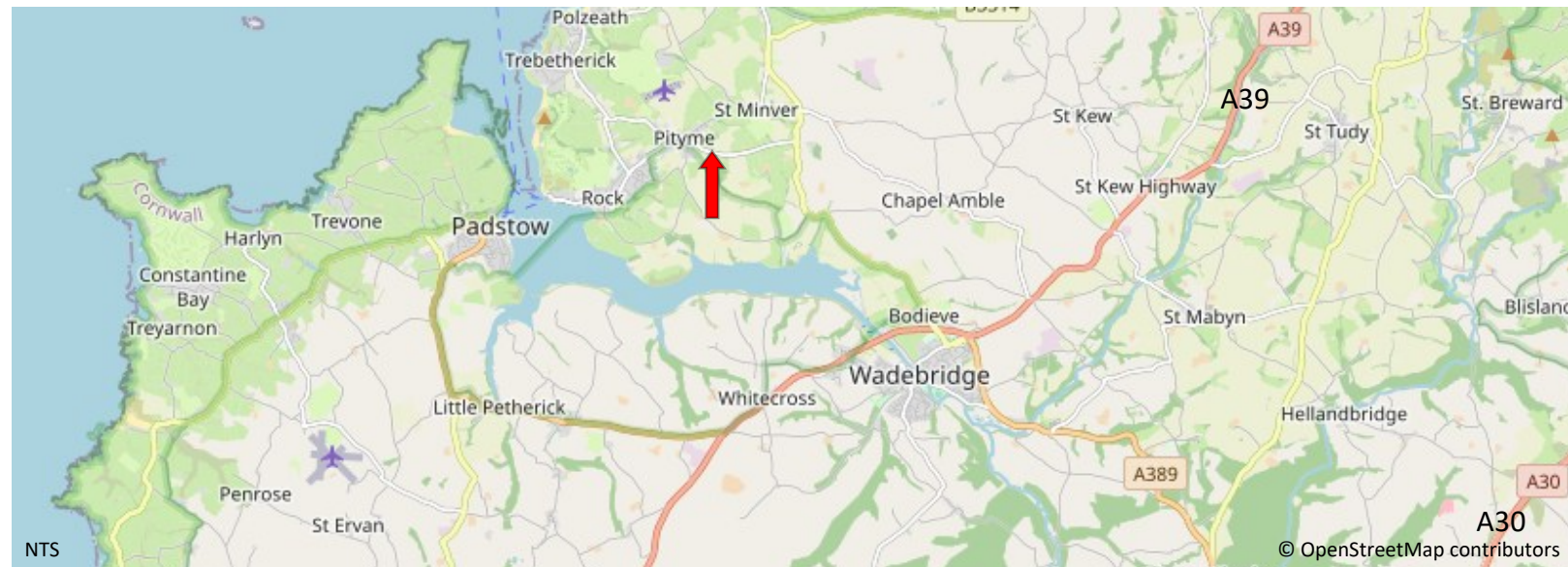
Location

Pityme Business Park is situated between St. Minver and Rock approximately 5 miles from Wadebridge near the north Cornish coastline and a short distance from the affluent coastal settlements and beaches of Rock, Daymer Bay and Polzeath. The A39 can be joined in Wadebridge with its links further west into Cornwall and up to Bude and into Devon. The A30 dual carriageway, with links to Exeter, Devon and the southwest generally is approximately 30 minutes away by car. Truro is under an hour away. The unit sits near numerous local and regional businesses on the estate, including Sharps Brewery.



Description

The unit is an end of terrace modern two storey office/work space situated within a business/light industrial complex. The building has been fitted out to reasonably modern office standards with large windows and toilet facilities on each floor. Floor coverings are a mix of timber laminate or carpet tiles. The office/work space rooms include dado trunking to most areas for data and power provision. The unit could be suitable for various planning uses, subject to obtaining consent as necessary.



Services

Water - Mains supply.

Electric - 3 phase supply available.

Drainage - To public sewer.

BT/Internet - Broadband is understood to be available.

Amenities

Wadebridge is the nearest town (approximately 5.1 miles by road) and boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs. The Royal Cornwall Events Centre is 6.8 miles.

North Cornish beaches are a short distance from the unit the closest being Rock which is approximately 2 miles by road. Railway services are available at Bodmin Parkway railway station (15.4 miles) and Newquay airport services both international and domestic flights (17.8 miles). The A30 dual carriageway can be joined approximately 13.3 miles by road and the A39 Atlantic Highway (4.7 miles). All distances are approximate and by road.



Office 1

GROUND FLOOR - Accommodation

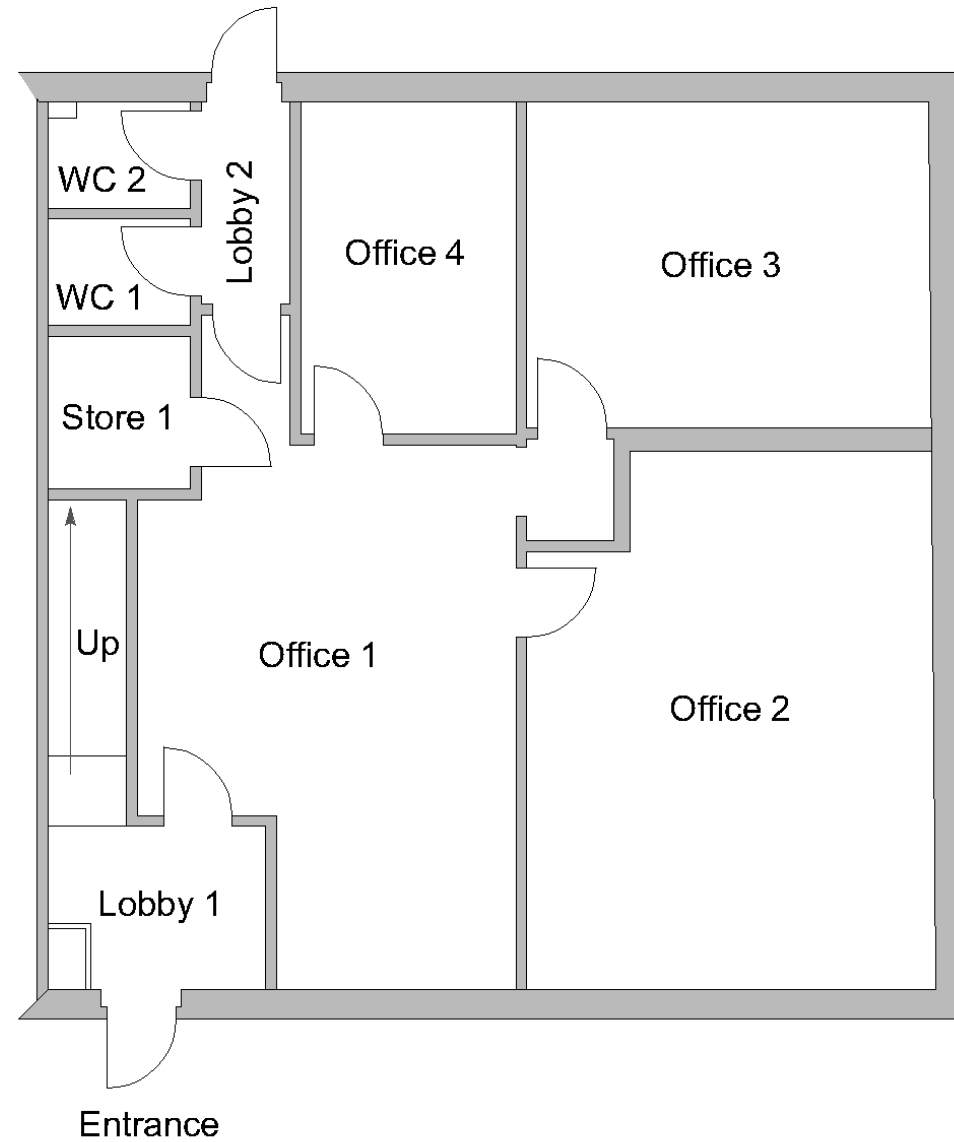
The ground floor is accessed from Lobby 1, which is shared with the first floor stair access. Lobby 1 has a half glazed door into Office 1 which is open plan and leads to 3No. offices/workspaces, Store 1/safe room and Lobby 2 including two WC's and a fire exit. There are good levels of natural light and natural ventilation throughout the spaces given the large double glazed window sizes. The rooms are heated by electric storage heaters. Power and data cabling is carried in dado trunking around the walls of office rooms.

Sizes

Area Measured	Sq.M	Sq.Ft	Metres
Lobby 1	4.02	43	1.81 (max) x 2.41 (max)
Lobby 2	2.37	26	2.24 x 0.98
Office 1	24.45	263	4.19 (max) x 6.03 (max)
Office 2	25.59	275	5.96 (max) x 4.53 (max)
Office 3	16.12	174	3.61 (max) x 4.47 (max)
Office 4	8.76	94	3.68 x 2.38
Store 1	2.67	29	1.58 x 1.69
WC 1	1.86	20	1.18 (max) x 1.58 (max)
WC 2	1.81	19	1.18 x 1.58
Total (IPMS 4.2)	87.65	943	

Note: Areas and dimensions are approximate and measured and stated in accordance with the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area), although includes circulation areas and standard facilities such as toilets etc. Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as a step in the wall, column or boxed pipe for example.

Indicative Ground Floor Plan



FIRST FLOOR - Accommodation

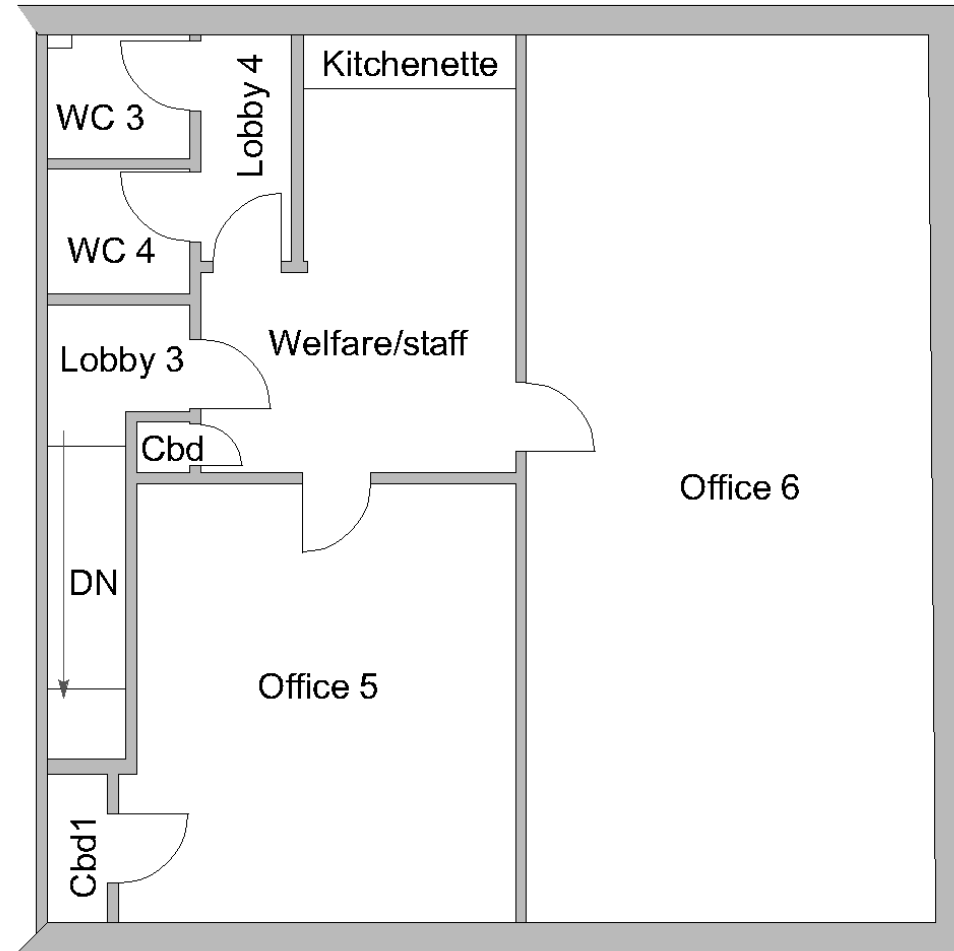
The first floor is accessed from Lobby 3 off the first floor stair from Lobby 1. Lobby 3 has a partially glazed door into a staff welfare area and kitchenette which leads to 2No. offices/workspaces and Lobby 4 including two WC's. There are good levels of natural light and natural ventilation throughout the spaces given the large double glazed window sizes. The rooms are heated by electric storage heaters. Power and data cabling is carried in dado trunking around the walls of office rooms. There are storage cupboards off Office 5 and the welfare/staff area.

Sizes

Area Measured	Sq.M	Sq.Ft	Metres
Lobby 3	2.20	24	1.58 x 1.56 (max)
Lobby 4	2.51	27	2.51 x 1.00
Office 5	20.69	223	4.86 x 4.39 (max)
Office 6	44.14	475	4.53 x 9.83
Welfare/Staff	13.88	149	4.85 x 3.48
Cupboard	0.33	4	0.59 x 0.56
Cupboard 1	1.11	12	1.65 x 0.67
WC 3	2.12	23	1.37 (max) x 1.58 (max)
WC 4	2.18	23	1.38 x 1.58
Total (IPMS 4.2)	89.16	960	

Note: Areas and dimensions are approximate and measured and stated in accordance with the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area), although includes circulation areas and standard facilities such as toilets etc. Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as a step in the wall, column or boxed pipe for example.

Indicative First Floor Plan



Planning & Building Regulations

The property does not have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective buyers should make investigations through their legal advisors as necessary to determine whether any proposals require planning consent.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £310,000 for the freehold interest.

Terms

The property is available with vacant possession. Service charge provisions will be included in any sale contract to enable the owner of the shared access road/forecourt to seek contributions if maintenance or repair work is required.



Office 6

Business Rates

The current rateable value (RV) is £11,250. The RV is as stated on the Valuation Office Agency (VOA) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#). It is possible **prospective purchasers could be eligible for small business rates relief** (to be investigated by interested parties as required).

EPC

The property has an EPC rating of "C", certificate reference number 2035-4668-5933-4019-0057, which is available to view and download online at: <https://www.ndepcregister.com/>.

VAT

The property is not understood to be elected for VAT.

Rights

The right to use the private access road will be granted in any sale.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct. Prospective tenants must satisfy themselves the details are correct and not place reliance on them if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on: **01208 812 812**

Brochure Dated 23.02.26



Lobby 1



Welfare/staff area



Office 5