FOR SALE

Philips Rogers Commercial

Rare freehold commercial opportunity in North Cornwall

Approximately 1,900 sq.ft. of modern business accommodation

Close to the affluent Rock, Daymer Bay and Polzeath catchments

Guide £299,000 for the freehold interest

Vacant possession



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

Regulated by RICS®

Location & Description

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

01208 812 812
info@philipsrogers.co.uk

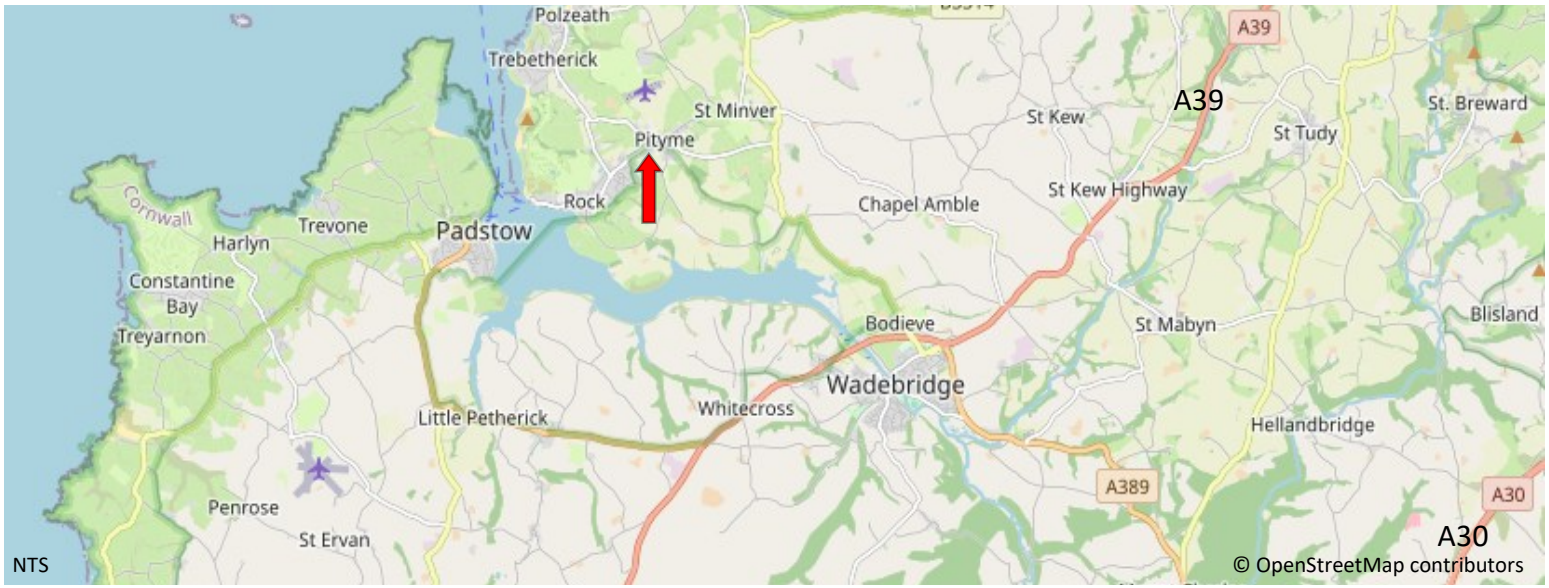
Location

Pityme Business Centre occupies a strategic position between Wadebridge (5 miles from the unit) and the highly sought-after coastal destinations of Rock, Daymer Bay and Polzeath. The location provides a rare opportunity to acquire freehold business accommodation within one of North Cornwall's most affluent and desirable catchments. 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.

Description

The property comprises an end-of-terrace, modern two-storey business unit situated within an established business and light industrial complex. Offering flexible accommodation extending over two floors, the building has been fitted out to a good standard with large windows providing good natural light, together with WC facilities on both floors. Floor finishes comprise a mix of timber laminate flooring and carpet tiles, with dado trunking installed to most areas for power and data provision. The property could suit a range of office, studio, consultancy or other business uses, subject to obtaining any consents as required.





Services & Amenities

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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.



Suite 1

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GROUND FLOOR - Accommodation

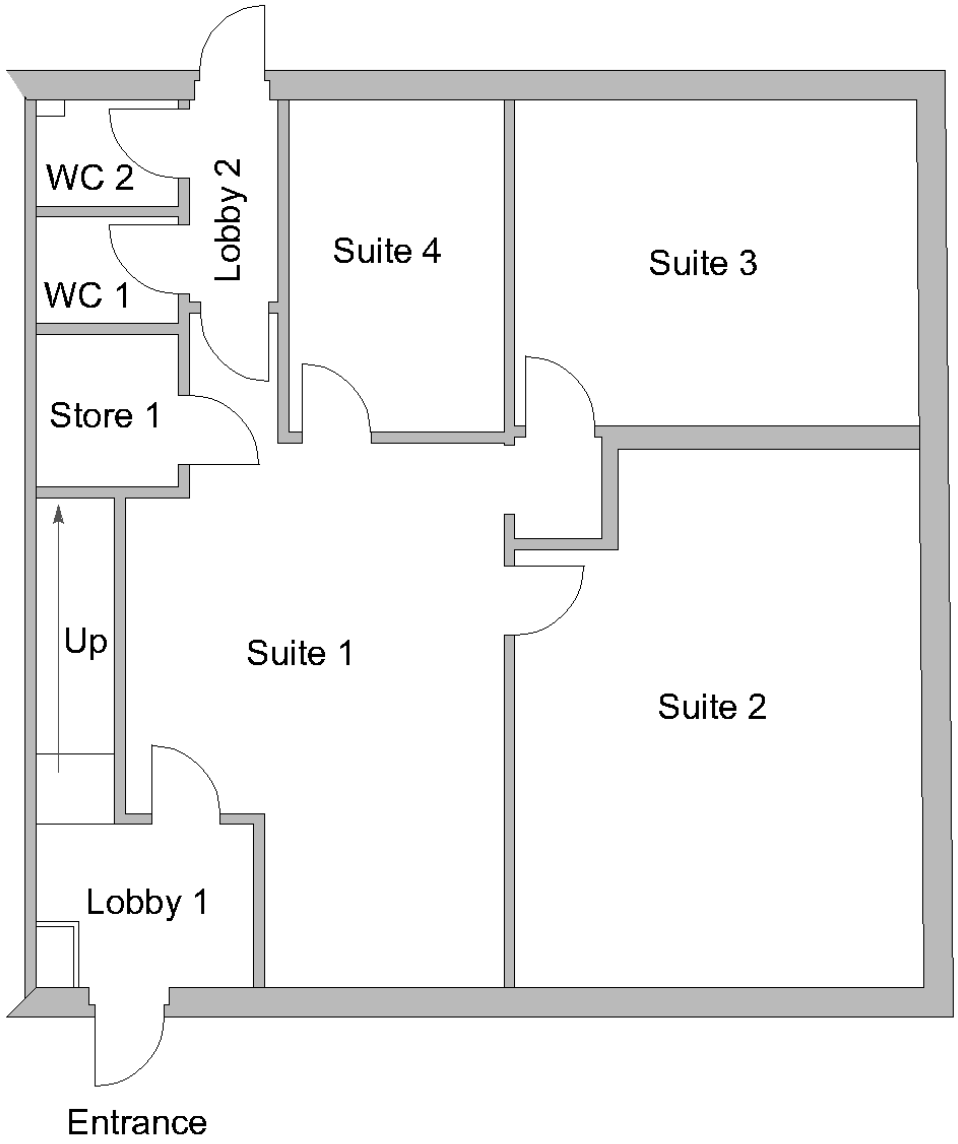
The ground floor is accessed from Lobby 1, which is shared with the first floor stair access. Lobby 1 has a half glazed door into an open plan business space leading to three further business suites/work areas, Store 1/safe room and Lobby 2 including two WC's and a fire exit. The accommodation benefits from good levels of natural light through large double-glazed windows, creating an attractive working environment throughout. 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
Suite 1	24.45	263	4.19 (max) x 6.03 (max)
Suite 2	25.59	275	5.96 (max) x 4.53 (max)
Suite 3	16.12	174	3.61 (max) x 4.47 (max)
Suite 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

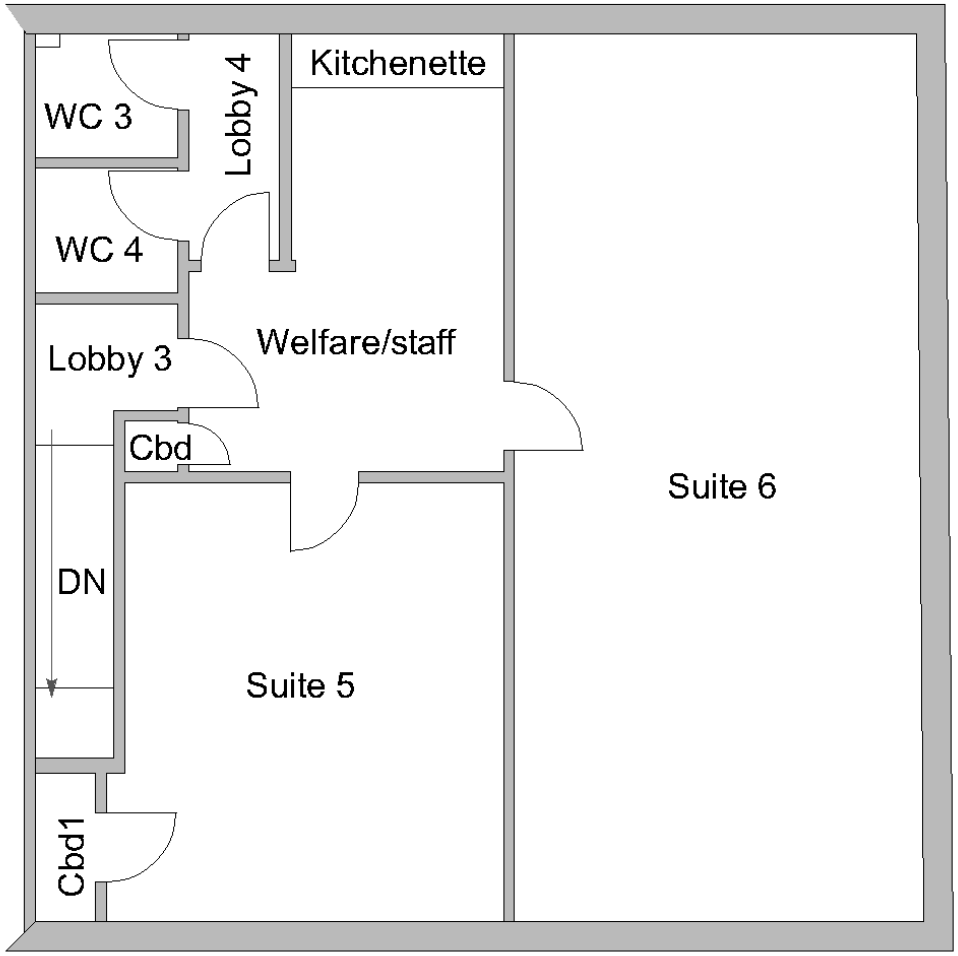
The first floor is accessed from Lobby 3 off the first floor stair from Lobby 1. Lobby 3 has a partially glazed door into a staff welfare area and kitchenette leading to two further business suites/work areas and Lobby 4 including two WC's. The accommodation benefits from good levels of natural light through large double-glazed windows, creating an attractive working environment throughout. 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
Suite 5	20.69	223	4.86 x 4.39 (max)
Suite 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

Guide of £299,000 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.



Suite 6

General Terms & Contact

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Business Rates

The current rateable value (RV) is £11,750. The RV is as stated on the Valuation Office Agency (VOA) website service (effective date 1st April 2026). Information concerning how rates are calculated is available on the Cornwall Council website. It is possible **the current Rateable Value may enable qualifying occupiers to benefit from Small Business Rates Relief, subject to status and eligibility** (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 purchasers/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 08.10.26


Lobby 1


Welfare/staff area


Suite 5

Philips Rogers is a limited company registered in England and Wales. Registered number: 10750484
Registered office: Trudgeon Halling, The Platt, Wadebridge, PL27 7AE (service address only)