



PLOTS 1-4, WESTGATE BUSINESS PARK, MIDDLEWAY, ST BLAZEY, PAR, CORNWALL, PL24 2JH

Westgate Business Park is a gated industrial estate with consent for the erection of additional units.

Well located to serve south Cornwall and access the A390.

- **DEVELOPMENT LAND WITHIN GATED ESTATE**
- **ACTIVE CONSENT FOR ADDITIONAL UNITS**
- **ACTIVE CONSENT FOR 22,173 SQ FT (2.060 SQ M)**
- **TOTAL SITE EXTENT 1.2 ACRES (APPROX)**
- **GOOD ACCESS TO THE A390**
- **FREEHOLD**

FROM £165,000 - £615,000 FREEHOLD

LOCATION:

Westgate Business Park is located in the town of St Blazey.

The A390 which is the primary road serving south east Cornwall is within half a mile and the mainline railway station at Par is within 1 mile and provides a regular connection to London Paddington.

The Business Park is located adjacent to the Co-Operative supermarket and a parade of shops.

SCHEDULE OF ACCOMMODATION:

- **Plot 2** - Consent for 4 x 1,991 sq ft (185 sq m) units - £200,000
- **Plot 3** - Consent for 5 x 1,249 sq ft (116 sq m) units) - £165,000
- **Plot 4** - Consent for 4 x 1,991 sq ft (185 sq m) units - £250,000

TENURE:

Freehold. Consideration may be given to leasehold interest.

PLANNING:

Full details area available on the Planning Portal under Ref 09/00546 or via request from the agents. Please note there are restrictions on hours and noise. Please visit the Online Planning Register at www.Cornwall.gov.uk for full details on time/noise restrictions etc.: Ref 09/00546

SERVICE CHARGE:

A service charge may be levied towards the maintenance and upkeep of any common areas.

VAT:

We have been advised this property has been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

Business Rates are to be assessed upon the completion of the units.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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

Mike Nightingale on 01872 2470008
Email msn@miller-commercial.co.uk

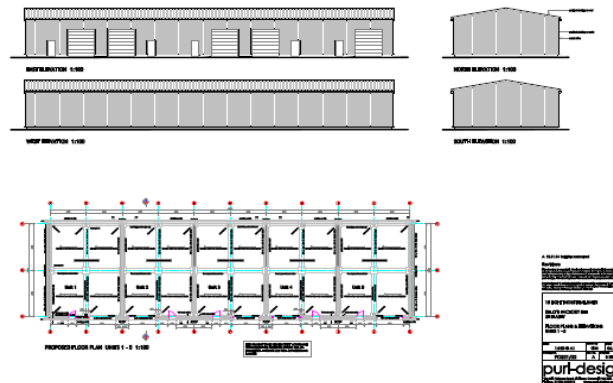
AGENTS NOTES:

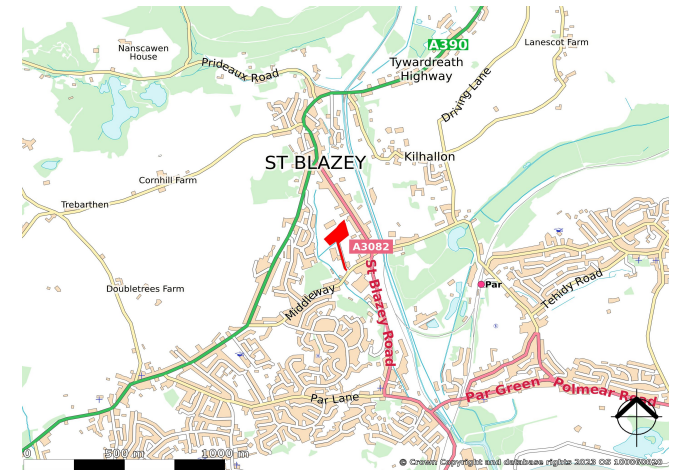
The full extent/boundary of the development site and clients retained land adjacent is to be agreed.

Japanese Knotweed is present on parts of the site, an insurance backed remediation package is in place.

The property sits within flood zone 3.

We have been advised that the proposed units have been designed so sit above any potential flood risk.





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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