Miller Commercial

Chartered Surveyors and Business Property Specialists



36F NORMANDY WAY (WEST), BODMIN, PL31 1EX

Substantial purpose built industrial premises located on Normandy Way, part of the established Walker Lines Industrial Estate in Bodmin.

They are situated 0.5 mile from the A30 at its intersection with the A38.The unit has a generous roof height with eaves of 7m and an apex of 8.8m which allows for high volume racking/storage and large roller shutter doors to assist with loading.

- **INDUSTRIAL UNIT**
- **12,249.5 Sq Ft (1,138 Sq M)**
- **GOOD ACCESS TO THE A30**
- **LARGE ROLLER SHUTTER DOORS**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **EPC RATING C (72)**

£55,000 PER ANNUM EXCLUSIVE









LOCATION:
The premises adjoin Normandy Way which is the principal road running through Walker Lines Industrial Estate and are situated approximately 0.5 mile from the A30 trunk road at its intersection with the A38 and are therefore well located for distribution purposes.
The A30 provides quick access to wider Cornwall, Exeter and the M5. It is also the main atrial route into the county. The A38 allows access to Plymouth along with mid/south Devon.

DESCRIPTION:
The property is a purpose-built industrial building with multiple roller shutter doors providing access for lorries/loading via forklift.

The unit has a generous roof height with eaves of 7m and an apex of 8.8m which allows for high volume racking/storage.

Solar panels are present on the roof and the Tenants benefit from a reduced rate on the generated electricity.

SCHEDULE OF ACCOMMODATION:
All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Unit 1	1,106.3	11,908
Ancillary Kitchen & WC	32.14	346
Total	**1,138.4**	**12,254**

Plus parking.

SERVICE CHARGE:
An ad hoc service charge is to be administered towards the maintenance and upkeep of common parts and the estate road.

LEASE TERMS:
The property is available for a new lease via negotiation on full repairing and insuring terms.

COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

VAT:
We understand this property has been elected for VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction whether the lease completes or otherwise.

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 £48,500 as per the 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

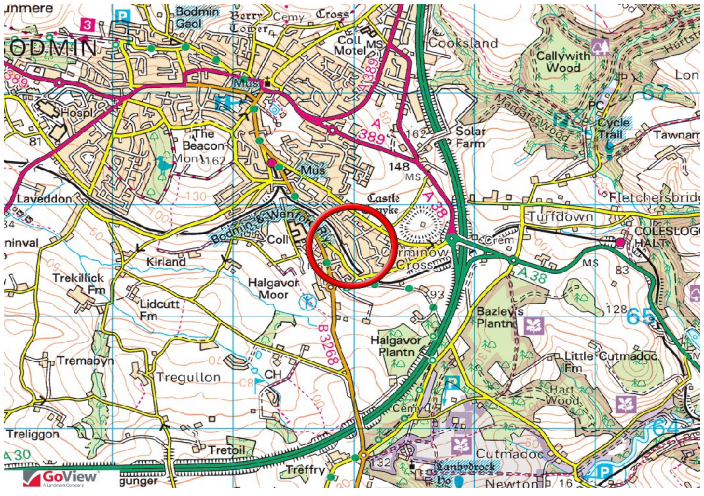
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (72).

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

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