Miller Commercial

Chartered Surveyors and Business Property Specialists





30B NORMANDY WAY, BODMIN, PL31 1EX

A refurbished office / general business unit with three phase power, WCs, tea point & generous car parking provision in the heart of the ever-popular Walker Lines Industrial Estate on Normandy Way. One half of the property has been let, leaving just over 800 sq ft available. The unit has benefitted from an extensive internal refurbishment with brand new LED lighting throughout, new flooring & new WCs & tea point. Pedestrian access is available at both the front and from the generous car park to the rear.

Walker Lines is home to a wide range of businesses & occupiers including Bodmin College, Brandon Tool Hire, Kellys ice cream, Screwfix, GAP, Cormac, the well known baker Malcolm Barnecutt as well as a number of local trades, automotive services, gyms and offices.

£9,500 PA EXCL

- **WELL INSULATED INDUSTRIAL UNIT / OFFICE**
- **GOOD ACCESS TO THE A30**
- **FULLY REFURBISHED THROUGHOUT**
- **GENEROUS CAR PARKING**
- **812 SQ FT (75.45 SQ M)**
- **EPC RATING: UNIT B: B (30)**

LOCATION:
Normandy Way is the principal road running through Walker Lines Industrial Estate and is situated approximately 0.5 miles from the A30 trunk road at its intersection with the A38 and is therefore a key location for distribution and logistics purposes.

The A30 provides quick access west through Cornwall to Redruth and Penzance and east towards Okehampton, Exeter and the M5. The A38 allows swift access south east to Plymouth and into mid/south Devon.

DESCRIPTION:
- Fully refurbished throughout to include new WCS, new kitchenette, new flooring and full redecoration
- New LED lighting
- 4 car parking spaces per unit
- Well insulated offices
- Mains water with sub meters installed
- Separate electric meters
- External area of circa 0.24 acres

SCHEDULE OF ACCOMMODATION:

Unit B: 812 sq ft (75.45 sq m)

The unit will benefit from 4 car parking spaces.

SERVICE CHARGE:
The Tenant will pay a fair proportion towards the estate service charge.

LEASE TERMS:
The property is available to let on new proportionally full repairing and insuring lease terms for a 5 year period from the Landlord.

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

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £6,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

A new rating assessment will be required as the property is being let in two parts.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is:
Unit B: B (30)

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

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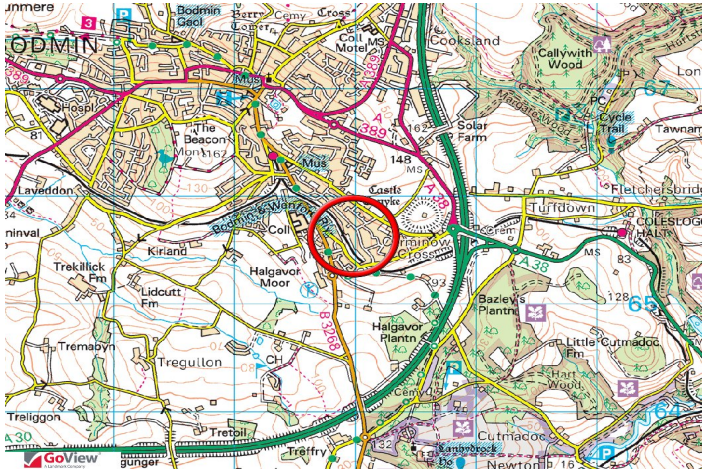














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