



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

The property is a purpose-built industrial building with multiple roller shutter doors providing access for lorries/loading via forklift. The unit had a generous roof height with eaves of 7m and an apex of 8.8m which allows for high volume racking/storage.

Agents note: The ramp to the front of the property is due to be reconfigured to provide better access for loading.

- **INDUSTRIAL UNIT**
- **11,619 Sq Ft (1,079.5 Sq M)**
- **GOOD ACCESS TO THE A30**
- **LARGE ROLLER SHUTTER DOORS**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **EPC RATING C (72)**

£52,500 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 arterial 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 had 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).

Total: 11,619 sq ft (1,079.5 sq m)

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:

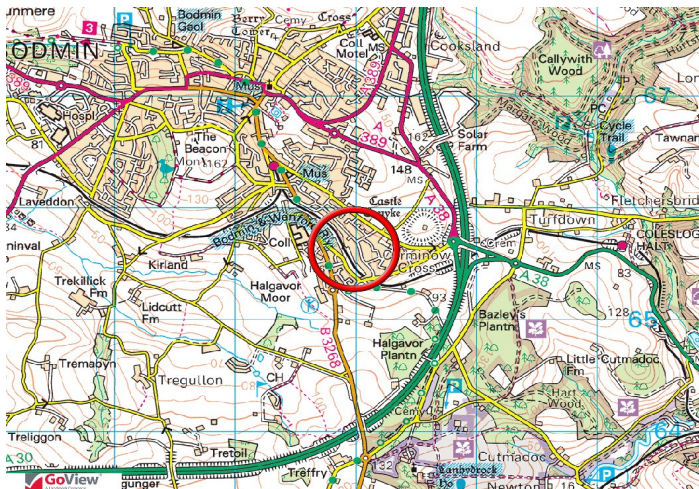
Strictly through Miller Commercial. Please contact either:-

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