



## 30 NORMANDY WAY, WALKER LINES INDUSTRIAL ESTATE, BODMIN, PL31 1EX

A refurbished industrial unit / workshop / office with three phase power, WCs, tea points and generous car parking provision in the heart of the ever-popular Walker Lines Industrial Estate on Normandy Way. This flexible 1,900 sq ft unit can be occupied as a whole or could be let in two parts. There is a small roller shutter loading door to the front as well as pedestrian access to the front and rear.

Walker Lines is home to a wide range of businesses and 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.

**£22,500 PA EXCL**

- **WELL INSULATED INDUSTRIAL UNIT / OFFICE**
- **GOOD ACCESS TO THE A30**
- **FULLY REFURBISHED THROUGHOUT**
- **GENEROUS CAR PARKING**
- **1,903 SQ FT (176.8 SQ M)**
- **AVAILABLE AS A WHOLE - COULD BE LET AS TWO SEPERATE UNITS**
- **EPC RATINGS: UNIT A: B (28), 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
- 8 car parking spaces in total
- Well insulated offices
- Mains water with sub meters installed
- External area of circa 0.24 acres

**SCHEDULE OF ACCOMMODATION:**

TOTAL: 1,903 sq ft (176.88 sq m)

The property benefits from 8 car parking spaces.

Additional car parking may be available by separate agreement.

**SERVICE CHARGE:**

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

**LEASE TERMS:**

The property is available to let on a new proportionally full repairing and insuring lease term 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.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is:  
Unit A: B (32)  
Unit B: B (32)

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Thomas Hewitt** on 01872 247025

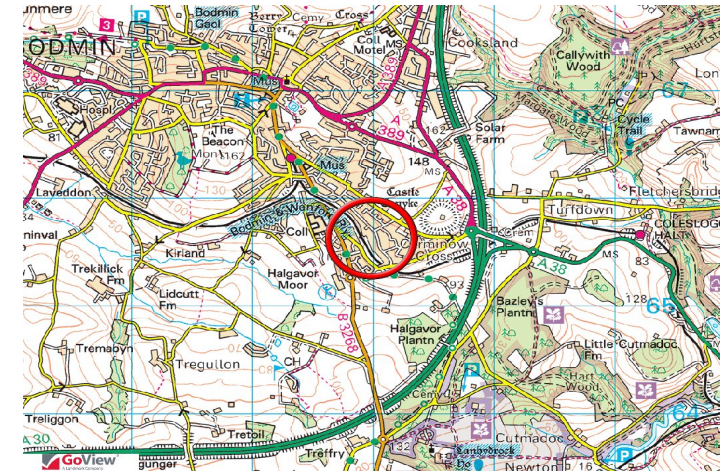
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)











**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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



## EG Radius Leaderboards

**Miller Commercial** 