

36 NORMANDY WAY, BODMIN, PL31 1EX



- INDUSTRIAL PREMISES
- 1413 SQ M (15206 SQ FT)
- PLUS MEZZANINE 273 SQ M (2941 SQ FT)
- ESTABLISHED TRADING ESTATE LOCATION
- ENERGY PERFORMANCE CERTIFICATE - F(138)

**£67,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



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.

DESCRIPTION

A purpose built industrial premises which has been extended and includes a yard to one side with parking to the front. The premises will be re-clad in part.

ACCOMMODATION

All areas and dimensions are approximate.

Front Section 338.5 sq m (3643 sq ft)

Mezzanine - 240.7 sq m (2591 sq ft)

includes offices and staff facilities including mess, male and female WCs

Middle Section 329.4 sq m (3546 sq ft)

Rear Section 447.1 sq m (4813 sq ft)

mezzanine 32.5 sq m (350 sq ft)

includes small offices and WCs

Side Extension 288.8 sq m (3108 sq ft)

TOTAL 1686 sq m (17,147 sq ft)

Plans available upon request.

TENURE

The premises are offered by way of a new full repairing and insuring lease at an initial rental of £67,500 per annum. The remaining terms are open to negotiation.

LEGAL COSTS

Each party to bear their own.

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 £43,000.

ENERGY PERFORMANCE CERTIFICATE

The property currently has a Display Energy Certificate - Rating D(95). This is held by Cornwall Council and expired in July 2018. It also had an Energy Performance Certificate with a rating of F (138). A MEES Report has been commissioned and works will be undertaken to improve the Energy Performance of the building to a minimum E rating once the current tenant (Cornwall Council) has vacated. Full information and a copy of the MEES Report is available upon request.

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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