

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 - E(105)

**£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

ENERGY PERFORMANCE CERTIFICATE

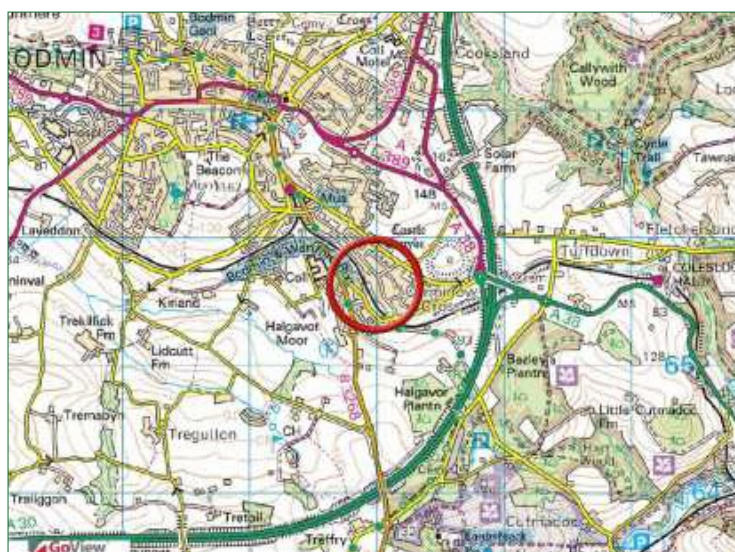
The Energy Performance Rating for this property is within Band E.(105)

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.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** 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.

VIEWING: Strictly by prior appointment through Miller Commercial.



**ESTATES GAZETTE AWARDED
MILLER COMMERCIAL**
Cornwall's Most Active Agent
8th Year Running



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

Miller Commercial

