



**To Let**

**£16,000 pax**

35 Normandy Way, Bodmin, Cornwall PL31 1HA

2,264 Sq Ft  
(210.30 Sq M)



# Summary

- Prominent position
- Mid terrace industrial unit
- Roller shutter to rear elevation
- WC and offices
- Established estate
- Incentives available

## Location:

Bodmin is the commercial and administrative centre for the dispersed rural community of North Cornwall. Situated on the main arterial routes into the County this provides good access to not only the mid and North Cornwall areas but also West Devon including Plymouth and the M5 to Exeter and beyond.

## Description:

Unit 35 Normandy Way is a commercial unit located on the popular and long established, Walker Lines Industrial Estate. The unit benefits from having a large open workshop area accessible from a roller shutter door to the rear and with an office area and wc at the front of the building.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
<b>Total</b>	210.30	2,264

## Insurance charge:

An insurance charge is payable monthly in advance. This is currently running at £56 per month.

## Maintenance charge:

A maintenance charge is levied for the upkeep and maintenance of the common parts. This is currently set at 7.5% of the rent per annum.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (123)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £10,000 therefore making the approximate Rates Payable £4,990 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new lease with terms to be agreed.

If the property is leased on a 6 year term with a break on the third anniversary the ingoing tenant will be granted a 3 month rent free period.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

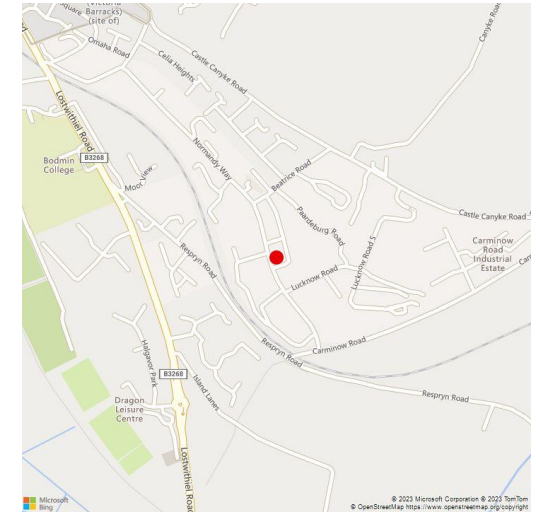
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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