



**For Sale/
To Let**

£111,500

£1,395,000

36 Normandy Way, Walker Lines Industrial Estate,
Bodmin, Cornwall PL31 1EX

17,822 Sq Ft
(1,655.71 Sq M)

Summary

- Freehold or leasehold available
- Available from September 2024
- Purpose built industrial premises
- Established trading estate location
- Adjacent to the A30, leading to M5
- Parking to front of the property
- Three roller shutter door access points & rear yard
- Office accommodation
- Designated parking
- EV Charging point
- Fibre to the unit

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.

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 it with good access to not only the mid Cornwall areas but also West Devon including Plymouth and as far as Exeter.

Description:

The property comprises a substantial premises located on Normandy Way, part of the established Walker Lines Industrial estate in Bodmin.

The unit consists of office accommodation to the front of the property with several roller shutter doors, providing access to expansive storage accommodation. The unit is situated 0.5 mile from the A30 at its intersection with the A38.

Accommodation:

All areas are approximate and measured in accordance with the Valuation Office Agency.

Approx	sq m	sq ft
Ground floor	1,403.95	15,112
Mezzanine	251.76	2,710
Total	1,655.71	17,822

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 (105)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £64,500, local council reference 24010343036040.

[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 effective full repairing and insuring lease at an initial rental of £111,500 per annum exclusive. All other terms to be agreed.

Alternatively, the freehold of the premises are available for £1,395,000. All other terms to be agreed.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

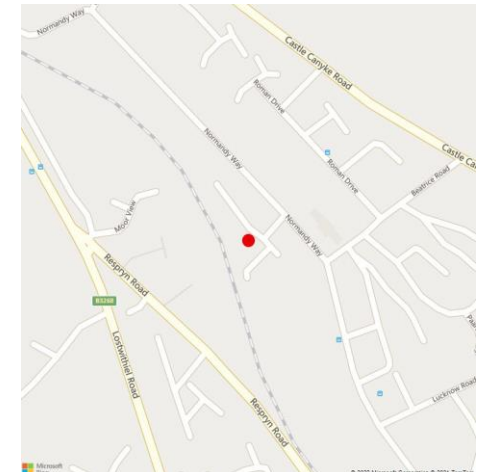
All figures quoted are exclusive of VAT which is applicable.

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

Morwenna Pound

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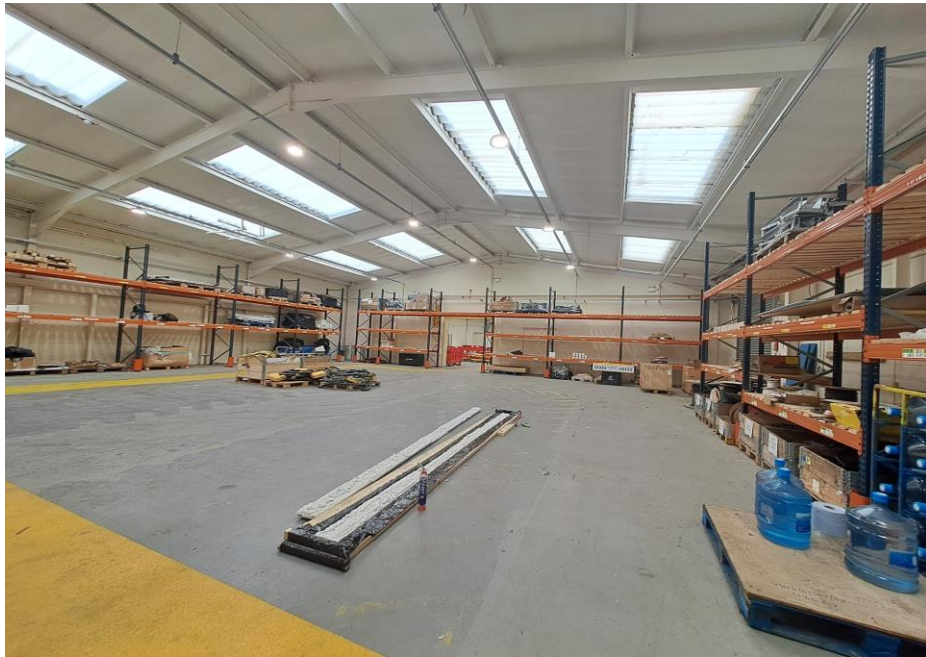
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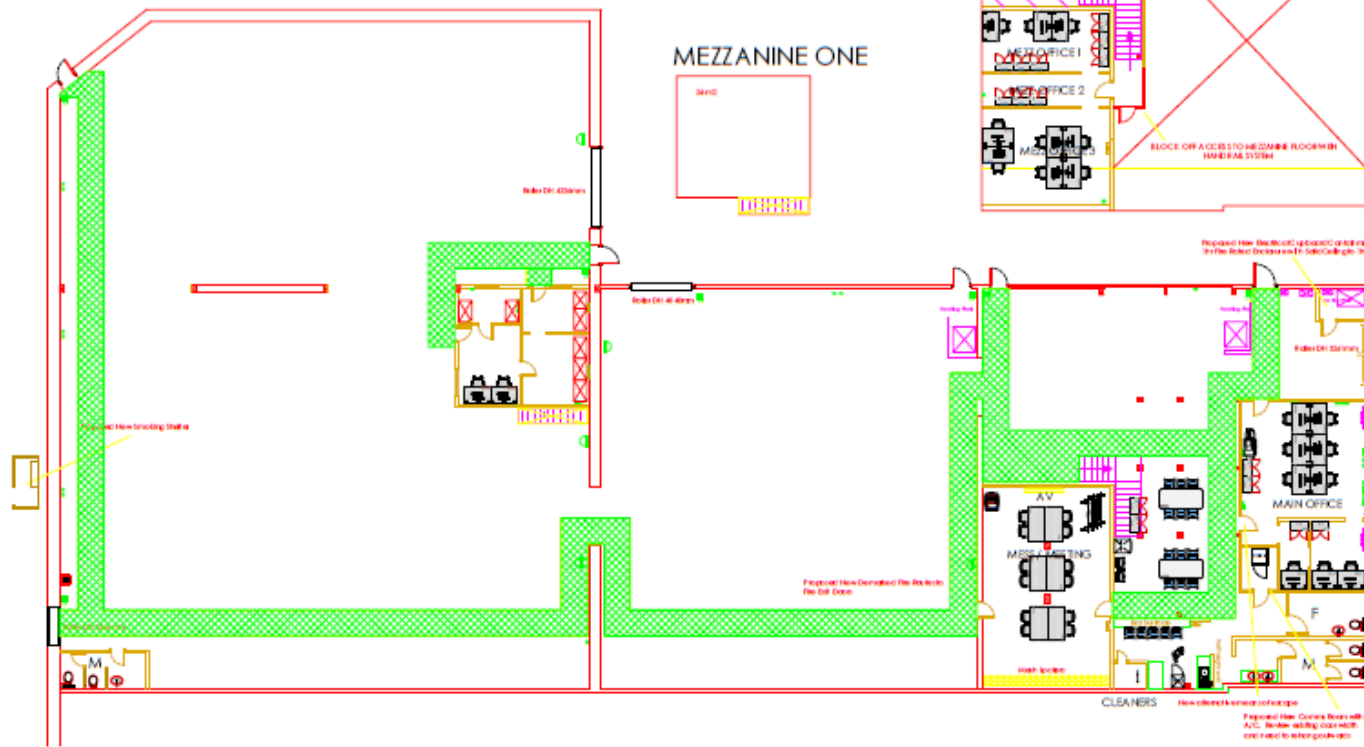




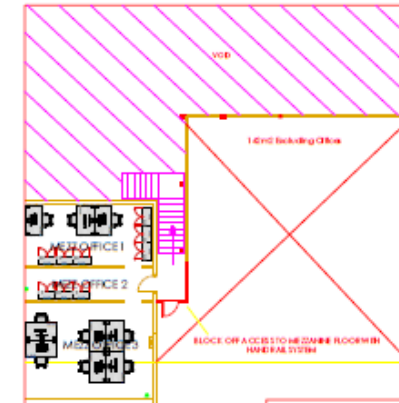
OPTION ONE



GROUND FLOOR



MEZZANINE ONE



PROPOSED

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SIEMENS MOBILITY REAL ESTATE FINE HARTS II FARNBOROUGH GU14 7RF	
BUILDING SIEMENS MOBILITY NORMANBY WAY BODMIN CORNWALL	
FLOOR/LEVEL/CONTAINING TITLE GROUND MEZZ FLOOR PROPOSED LAYOUT	
SCALE 1:50 (B/A)	DATE 19/01/2020
DRAWING NO. P/2019/12	APP. 19/01/2020