

**Moorland
Joinery**



To Let

£16,000 pax

Unit 27 Normandy Way, Bodmin, Cornwall, PL31 1HA

2,185 Sq Ft
(202.99 Sq M)

Summary

- Prominent position
- Roller shutter to rear elevation
- WC and office
- 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 it with good access to not only the mid Cornwall areas but also West Devon including Plymouth and as far as Exeter.

Description:

Unit 27 Normandy Way is a commercial unit located on the popular and long established, Walker Lines Industrial Estate. The unit benefits from a large open plan workshop area with a roller shutter door to the rear and office and WC to the front with an informal mezzanine storage area over.

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
Total	202.99	2,185

Service charge:

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

Buildings insurance:

An insurance charge currently £671 per annum is also payable monthly in advance.

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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,500 therefore making the approximate Rates Payable £4,241.50 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 let on a 6 year term with a break at 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 the transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

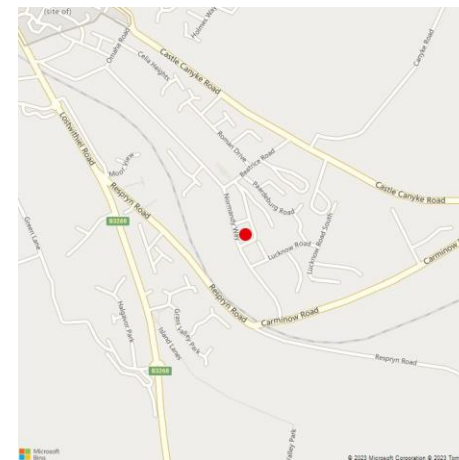
Code for leasing business

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

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP