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SHARED PROSPERITY FUND

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale/  
To Let**

**£260,000 per unit**  
**£19,250 per annum per unit**

New Commercial Development, Normandy Way,  
Bodmin, Cornwall, PL31 1EX

1,399 - 9,795 Sq Ft  
(130 - 910 Sq M)

# Summary

- New build industrial units just off the A30
- Situated on popular industrial estate
- 6m eaves height and open-plan internal design
- Solar PV panels and EV charging to each unit
- Space for mezzanine floors to allow future expansion
- Energy-efficient construction and enhanced insulation

## 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:

The site comprises of a parade of new build industrial units. The units are available individually or together on a freehold or leasehold basis.

The units will have 6m eaves height providing space for a mezzanine expansion should you wish. Additionally the units benefit from being energy efficient with EV charging.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Unit 1</b>	130	1,399
<b>Unit 2</b>	130	1,399
<b>Unit 3</b>	130	1,399
<b>Unit 4</b>	130	1,399
<b>Unit 5</b>	130	1,399
<b>Unit 6</b>	130	1,399
<b>Unit 7</b>	130	1,399
<b>Total</b>	910	9,795

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## Services:

We understand that mains electricity, water and drainage will be connected to the units. Interested parties should make their own enquiries.

## EPC / MEES:

EPC ratings will be confirmed in due course.

## Planning:

Planning has been granted and details can be seen under planning application number PA23/10182.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

## Terms:

The units are available by way of a new full repairing and insuring leases or for freehold purchase.

## 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:

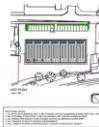
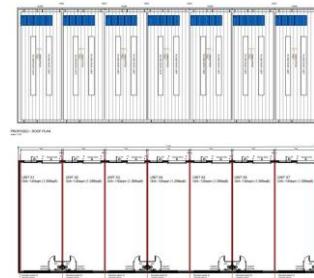
The property has been elected for VAT and therefore VAT will be charged on the rent and other outgoings.

## 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

### Rosie Brenton

Tel: 07917 916546

Email: [rbrenton@vickeryholman.com](mailto:rbrenton@vickeryholman.com)

### Evelyn Ferris

Tel: 07553 823179

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

### Truro Office

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