

# COMMERCIAL AND STORAGE SPACE, 5 UNITS UP TO 4300 SQ FT, BUDE, EX23 8QN



- 5 UNITS STILL AVAILABLE
- FULLY REFURBISHED LIKE NEW
- MAIN ROAD FRONTAGE LOCATION
- UNIT 1 LET TO SCREWFIX - 4300 SQFT/UNIT 2 LET TO DULUX - 4300 SQFT
- UNIT 3 AVAILABLE - 4300 SQFT/UNIT 4 AVAILABLE - 2250 SQFT
- UNIT 5 AVAILABLE - 1800 SQFT/UNIT 6 AVAILABLE - 1800 SQFT
- UNIT 7 AVAILABLE - 3500 SQFT

**POA LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

Kings Hill Industrial Estate is situated on the A3073, on the outskirts of Bude. Kings Hill Industrial Estate is the principal trading estate for miles around.

The town lies alongside the main A39 Atlantic Highway which leads to Newquay and its airport which is approximately 45 minute drive away and, in the opposite direction, the major North Devon towns of Bideford and Barnstaple are within easy reach, linking to the North Devon link road which provides access to the M5 Bristol and beyond.

## DESCRIPTION

Bude Self Storage Business Centre offers flexible, commercial space. Prominent road side position. Recently refurbished and finished to a high specification. Completely independent utilities, screed floors, brand-new elevations and roof. Ideally located at the entrance of the industrial estate with road frontage.

## ACCOMMODATION

Unit 1 Let to Screwfix - 4300 sq ft  
Unit 2 Let to Dulux - 4300 sq ft  
Unit 3 Available - 4300 sq ft  
Unit 4 Available - 2250 sq ft  
Unit 5 Available - 1800 sq ft  
Unit 6 Available - 1800 sq ft  
Unit 7 Available - 3500 sq ft  
Up to 5 designated car parking spaces

## TERMS

A new lease is offered with the tenant to be responsible for internal repair and a contribution towards insurance. The tenant will also contribute to all the communal costs by way of a service charge.

Rent: On Application

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> however the rateable value for this unit has yet to be determined.

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

## VALUE ADDED TAX

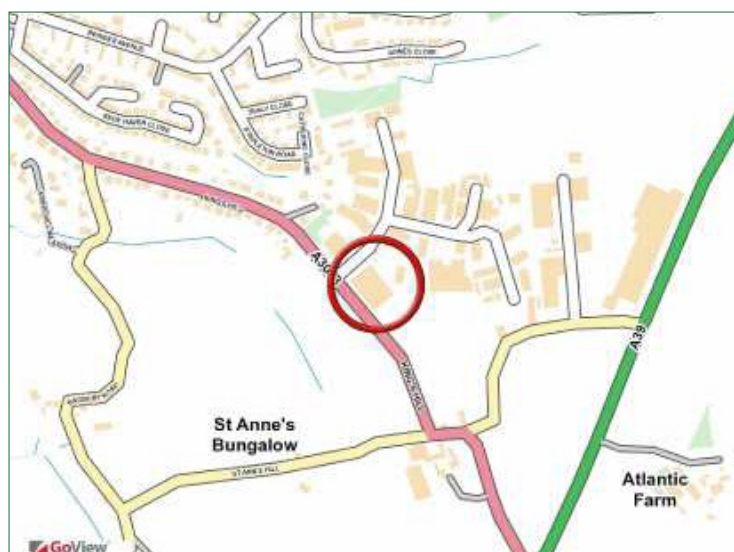
All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C.

## CONTACT DETAILS

For further information or an appointment to view please contact either:-  
Peter Heather on 01872 247007 or via email [pgh@miller-commercial.co.uk](mailto:pgh@miller-commercial.co.uk) or  
Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or  
Jeremy Johnson on 01872 247032 or via email [jj@miller-commercial.co.uk](mailto:jj@miller-commercial.co.uk)



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