



**Various Units**  
**Kings Hill Industrial Estate, Bude EX23 8QN**

**POA - LEASEHOLD**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

## SUMMARY

- **VARIOUS SIZED UNITS AVAILABLE**
- **SCREWFIX, DULUX AND TOOLSTATION IN SITU**
- **FULLY REFURBISHED**
- **MAIN ROAD FRONTAGE**

## 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.

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.

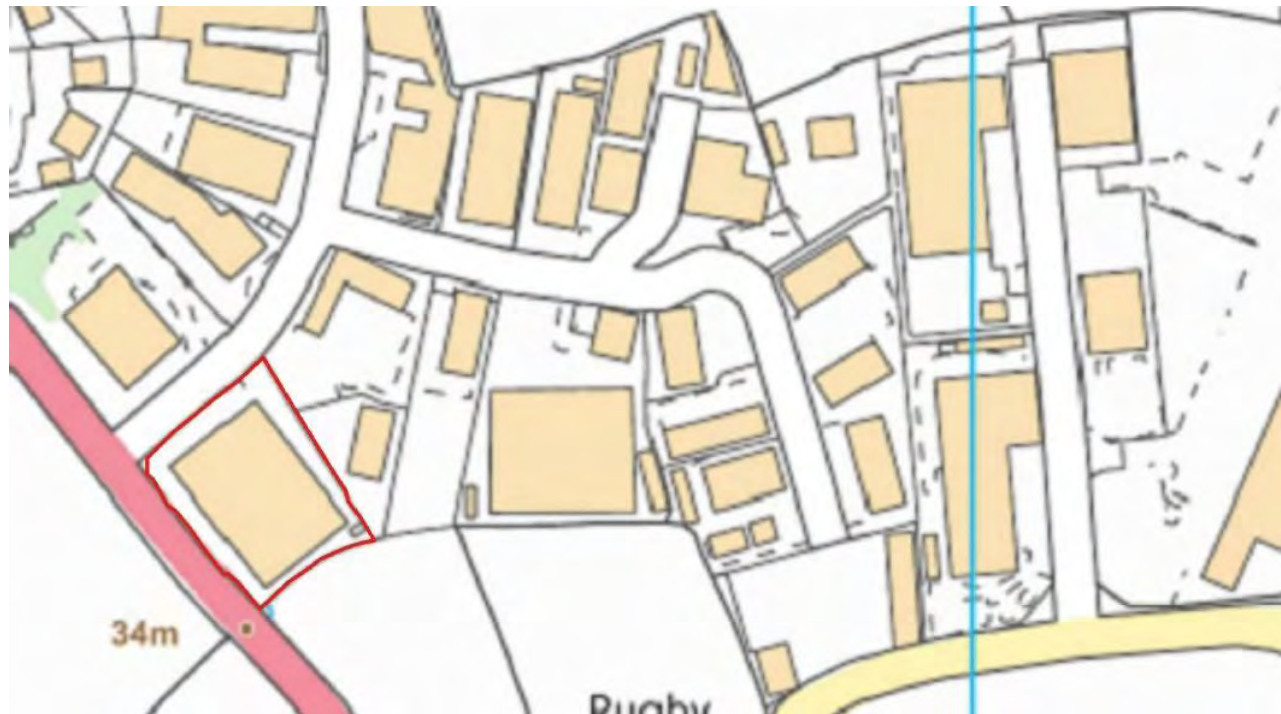


## DESCRIPTION

Bude Self Storage Business Centre offers flexible, commercial space and a main roadside prominence at the front of Kings Hill.

Recently refurbished and finished to a high specification with brand-new utilities, screed floors, elevations and roof.

Ideally located at the entrance of the industrial estate.



## ACCOMMODATION

- Unit 1 - Let to Screwfix - 4300 sq ft
- Unit 2 - Let to Dulux - 4300 sq ft
- Unit 3 - Let to Toolstation - 4300 sq ft
- Unit 4 - 7 - Any size or configuration considered.

Designated and communal car parking available.

## 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: From £9.50 Per sq ft

## 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:

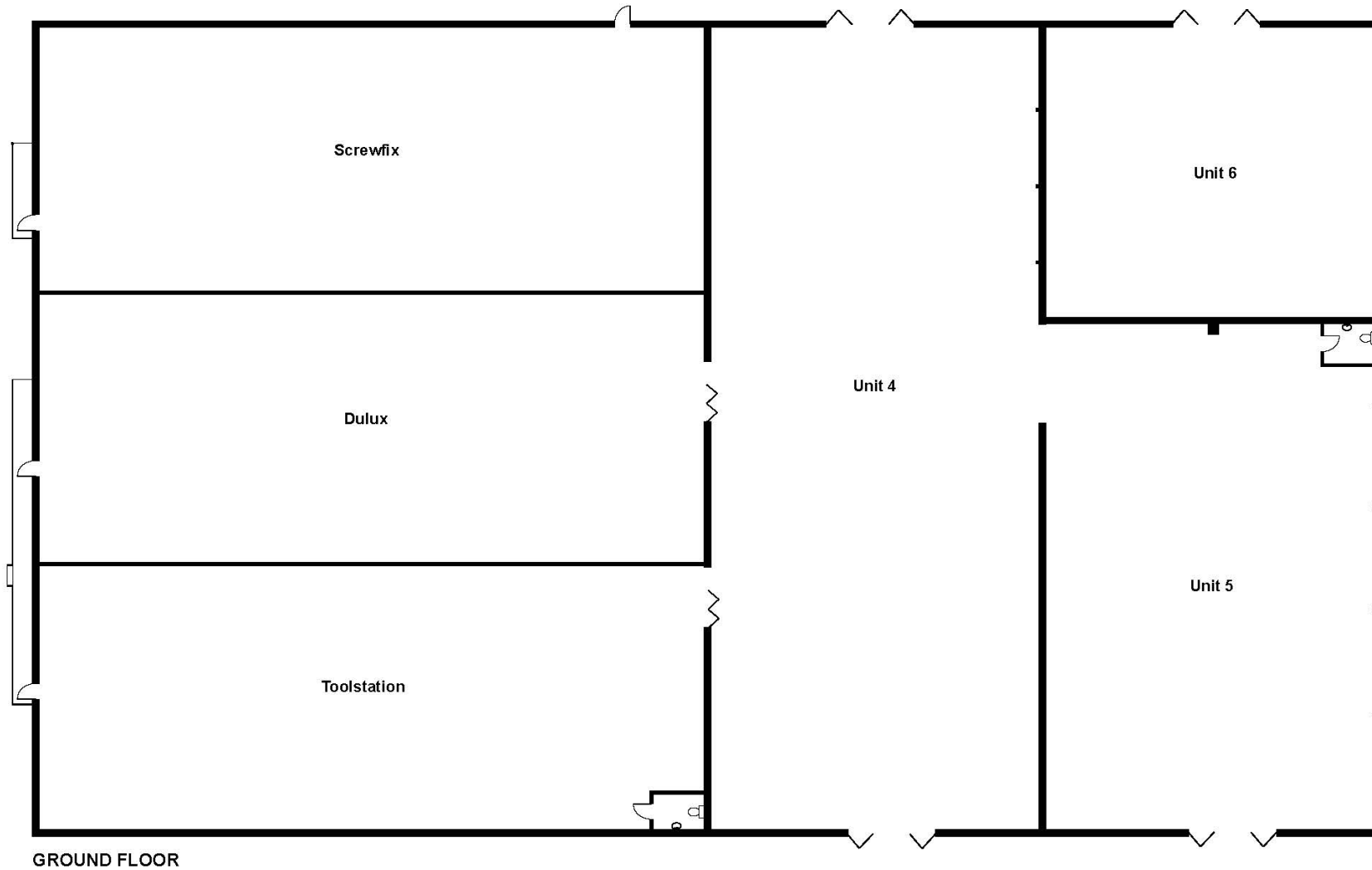
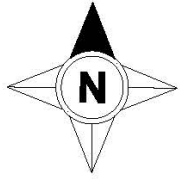
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