



Unit 4,
Kings Hill Industrial Estate
Bude EX23 8QN

Miller Commercial 
Chartered Surveyors and Business Property Specialists

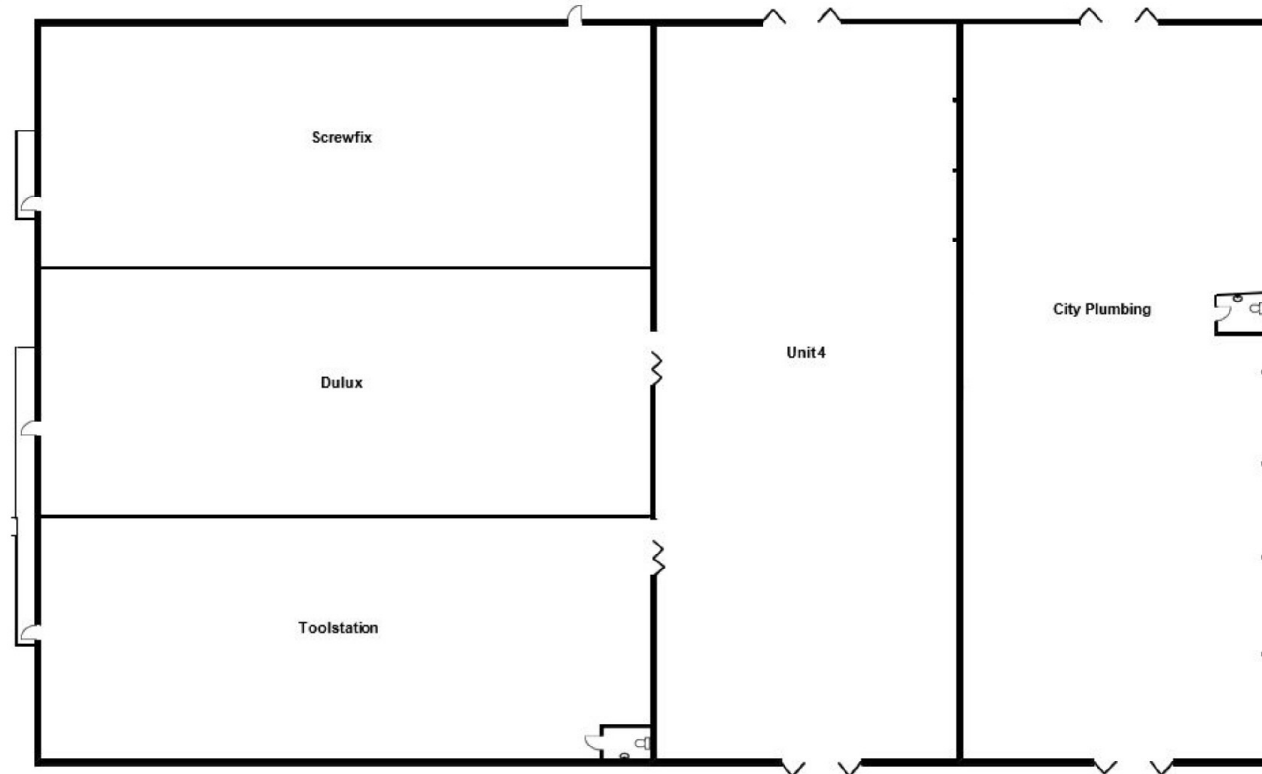
£51,000 Per Annum Excl Leasehold

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.

- ONE UNIT LEFT
- SCREWFIX, DULUX AND TOOLSTATION INSITU AND CITY PLUMBING UNDER OFFER
- FULLY REFURBISHED
- MAIN ROAD FRONTAGE



Kings Hill Industrial Estate, Bude, EX23 8QN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2021. Produced for Miller Commercial LLP. REF: 706288

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

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ACCOMMODATION

Unit 1 - Let to Screwfix - 4,300 sq ft
 Unit 2 - Let to Dulux - 4,300 sq ft
 Unit 3 - Let to Toolstation - 4,300 sq ft
 Unit 4 - 5,327 Sq ft available
 Unit 5 - Under Offer to City Plumbing

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: £51,000 per annum

LOCAL AUTHORITY

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
 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 or
 Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or
 Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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