



Unit 4,  
Kings Hill Industrial Estate  
Bude EX23 8QN

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

## £45,000 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 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**

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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 - 435 SQ M (4682) Sq ft available.  
 Unit 5 - Let 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 1/5th to all the communal costs by way of a service charge.

Rent: £45,000 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](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  
 Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

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