

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

From **£3,200** pax

Bude Business Centre, Kings Hill Industrial Estate, Bude  
EX23 8QN

145 - 428 Sq Ft  
(13.47 - 40. Sq M)

## Summary

- A mix of industrial / office and studio units
- Inclusive rentals
- Large car park
- Adjacent to the A39 Atlantic Highway
- Broadband
- Units are alarmed and there is CCTV coverage
- Public areas are serviced regularly

### Location:

The Atlantic Highway links Bude to the Newquay area in the west via Camelford, Wadebridge and St. Columb Major. It also leads east to Barnstaple and links with the M5 via the North Devon Link Road.

The location of the Bude Business Centre is ideal for businesses that require premises in Bude and easy access to the principal local towns such as Holsworthy, Bideford and Barnstaple in Devon and Launceston, Camelford and Bodmin in Cornwall. The Kings Hill Estate is Bude's most established commercial location.

### Description:

The centre comprises a number of offices / light industrial / studio units ranging from approximately 16.72 sq m up to 50 sq m. Each unit benefits from the use of two parking spaces, as well as further visitor parking available on site.

### Accommodation:

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

Approx	sq m	sq ft	Rent (pa)	Rent (pcm)
Unit 2	18.8	203	£4,060	£338
Unit 4	39.76	427.8	£8,560	£713
Unit 6	19.40	208.9	£4,178	£348
Unit 23	18.6	200	£3,200	£267

Unit 2	External workshop - ground floor
Unit 4	External workshop - ground floor
Unit 6	Internal office space – ground floor
Unit 23	Internal office space - first floor

### Service Charge:

The cost of services such as internal and external cleaning and maintenance, building reinstatement insurance, management and broadband are included in the rent but electricity for the units and business rates are excluded. Further information upon request.

### Services:

Units 1, 2, 3, 4 and 5 have their own electricity supply but do share other on site facilities such as the kitchen and WC within the communal areas as there is no water connection to these units.

Electricity is provided on a submeter basis and recharged periodically to all other units at the centre.

### EPC / MEES:

Unit 2 - D  
Unit 4 - D  
Unit 6 - D  
Unit 23 - D

### Business Rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Values are as follows:-

Unit 2 - £3,050      24031332002000  
Unit 4 - £5,800      24031332004000  
Unit 6 - £3,150      24031332006000  
Unit 23 - £1,825      24031332023000

Interested parties should make their own enquiries regarding business rates. The current threshold for exemption from paying business rates is for Rateable Values of £12,000 or less provided the unit is the occupiers only property subject to business rates. See more information at [www.gov.uk](http://www.gov.uk) - search for business rate relief.

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

### Terms:

The premises are available by way of new lease direct from the landlord for a term of 6 years with a mutual rolling break option following an initial 12 month period upon giving 3 months notice.

A deposit equivalent to 3 months' rent will typically be required for new lettings.

### Legal Fees:

Incoming tenants will be responsible for a contribution towards the landlord's legal and set up fees of £350 plus VAT.

### VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

### 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

### Evelyn Ferris

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### Rosie Brenton

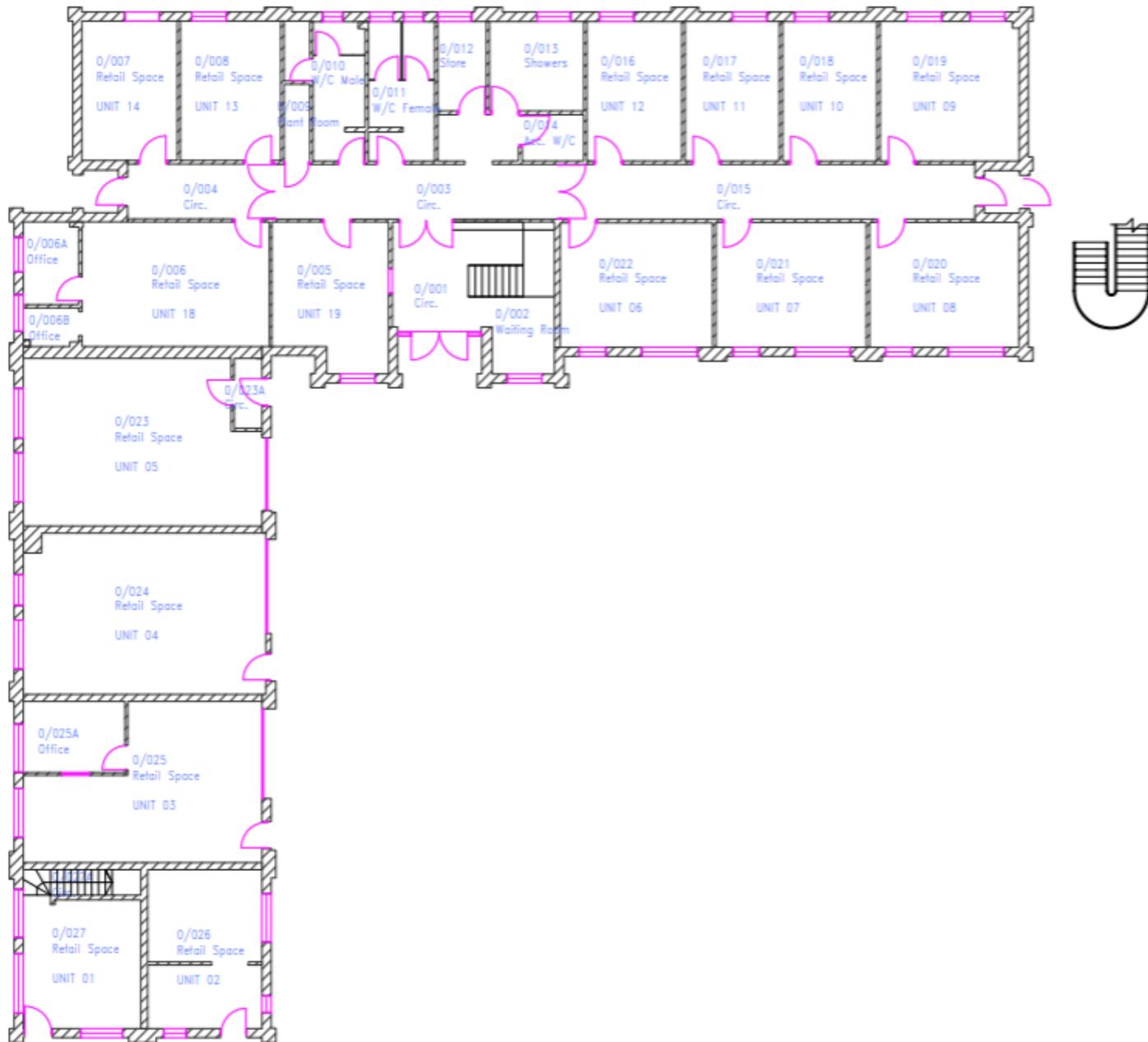
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### Truro Office

Walsingham House, Newham Road,  
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# Floor Plan



Bude Business Centre main building  
Ground Floor

