



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£8,560 pax

Unit 4, Bude Business Centre, Kings Hill Industrial Estate,
Bude EX23 8QN

428 Sq Ft
(39.7 Sq M)

Summary

- Available immediately
- Inclusive rentals
- Large car park
- Adjacent to the A39 Atlantic Highway
- Broadband
- Unit is 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:

An excellent opportunity to lease a modern industrial unit situated within the well-established Bude Business Centre.

The unit provides versatile open-plan accommodation suitable for a variety of industrial, storage, or light manufacturing uses. Constructed to a high standard, the premises benefit from a durable steel portal frame, profile-clad elevations, and a concrete floor designed for heavy-duty operations. Vehicular access is provided via a full-height roller shutter door, complemented by a separate pedestrian entrance.

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 4	39.76	427.8	£8,560	£713

Unit 4	External workshop - ground floor
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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:

Unit 4 has its own electricity supply but does share other on site facilities such as the kitchen and WC within the communal areas as there is no water connection to this unit.

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

EPC / MEES:

Unit 4 - D

Business Rates:

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

Unit 4 - £5,800 24031332004000

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 - 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 is available by way of new lease direct from the landlord for a term of 3 or 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

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Rosie Brenton

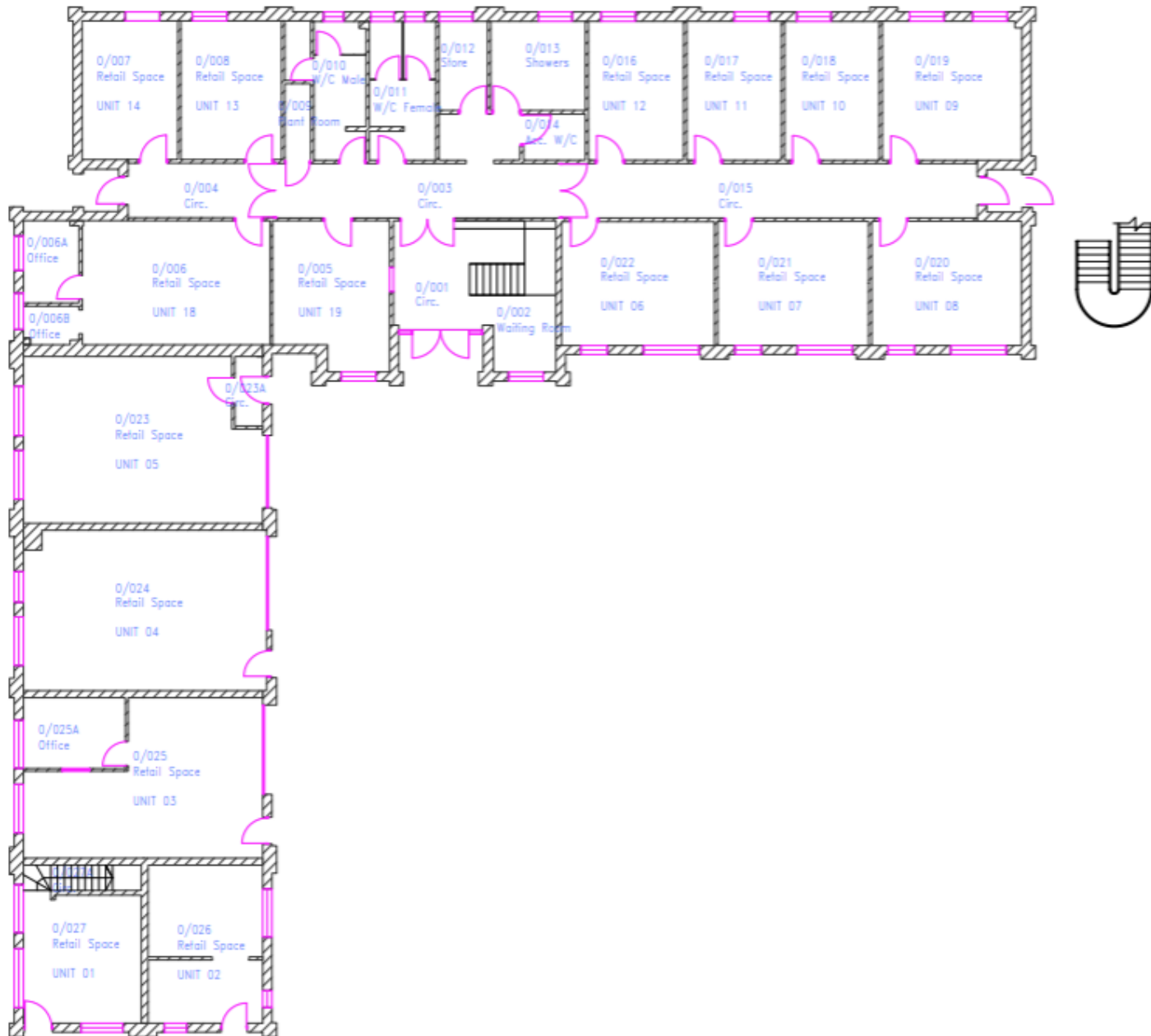
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Floor Plan



Bude Business Centre main building
Ground Floor

