

FOR SALE

Modern industrial unit (5,653 IPMS 2)

Warehouse of 4,072 Sq.ft.

Mezzanine of 1,581 Sq.ft.

OIRO £449,500 plus VAT

 Philips Rogers
Commercial

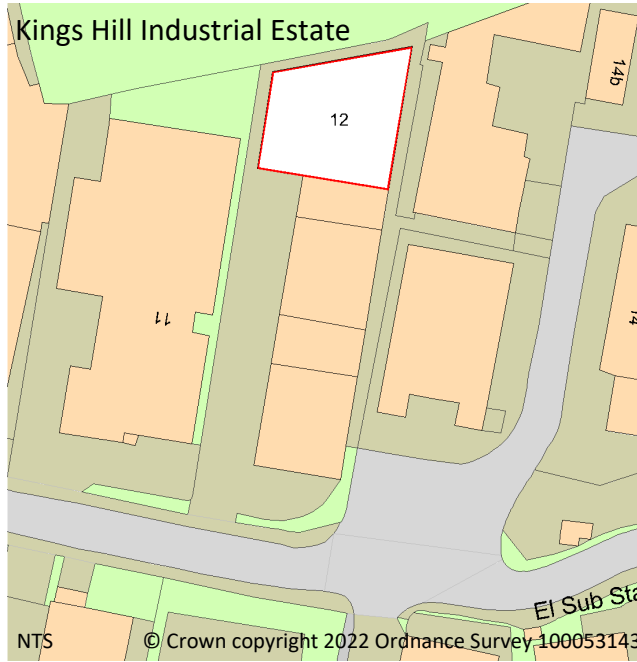


12 Kings Hill Industrial Estate, Bude, Cornwall, EX23 8QN

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 RICS®

Location

Situated in Bude slightly inland from the North Cornish coastline, Kings Hill Industrial Estate sits approximately half a mile away from the A39 (Atlantic Highway) and a mile away from the town centre and Summerleaze Beach. The property is located in a busy industrial/commercial area (approximately 160m northeast of the entrance of Kings Hill Industrial Estate) close to Howdens, Screwfix, Toolstation, City Plumbing, Dulux, Plumbase, and a number of other businesses of various types.

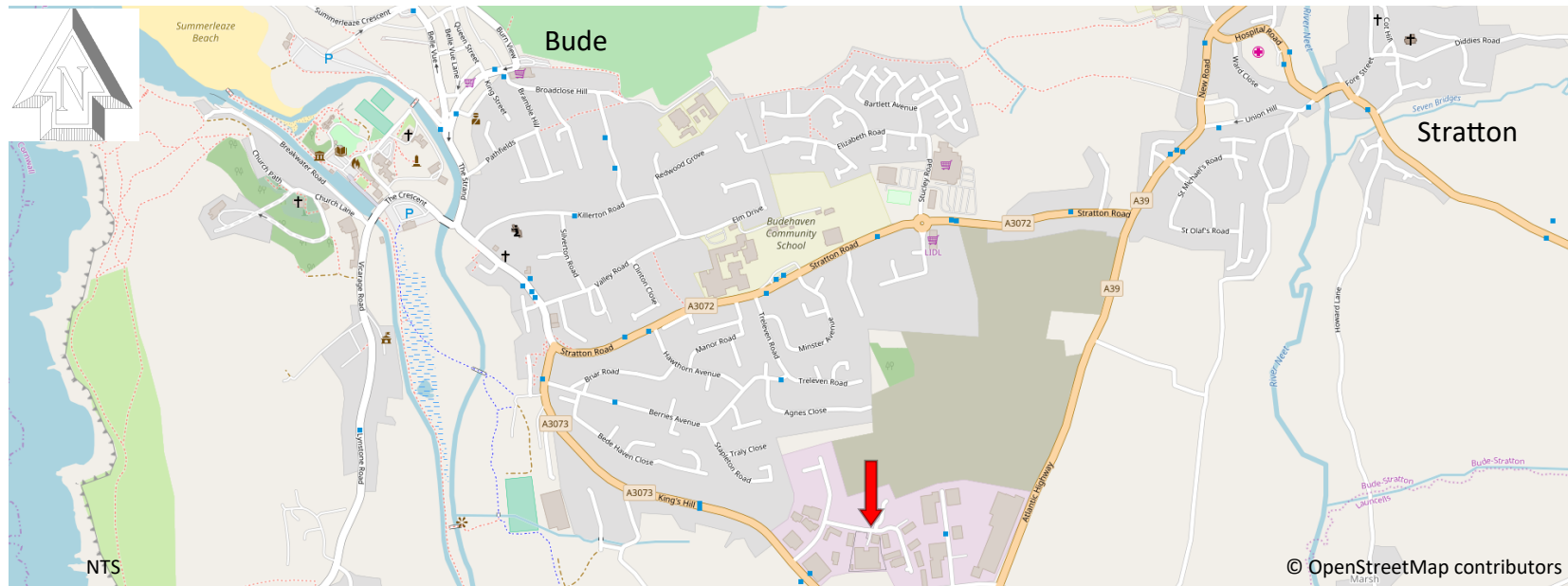


View towards Howdens from the road in front of the units

Description

The building consists of a steel portal frame with concrete block walls and composite insulated wall and roof cladding. The units are recently constructed. The units have been built to replace fire damaged buildings that previously occupied the site.

The existing lawful use class is understood to be B1/B8 (light industry and storage respectively). The property could be suitable for alternative uses subject to obtaining any planning consents if necessary.



Services

Water - The property is connected to mains water.

Electric - The unit has a three phase electrical power supply.

Gas is available to the unit but has not been connected.

Drainage - Foul water drainage is connected to the public sewer.

BT/Internet - Broadband is understood to be available in Bude.

Security - The landlord has a remotely accessible CCTV camera monitoring the front of the site.

Amenities—Bude boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 1.1 miles by road (Summerleaze Beach), Railway services are available at Okehampton railway station (29.2 miles by road) and Newquay airport (40 miles by road) services international and domestic flights. The A30 can be joined at Launceston (19.5 miles by road) and the A39 Atlantic Highway (0.5 miles by road).



Accommodation

The warehouse unit has an internal eaves height of approximately **4.50m (15 ft)** and a ridge of **6.48m (21ft)**. A masonry concrete block wall separates unit 12 from the adjoining unit 12a. The warehouse was linked to an adjoining office by a doorway, but this access has been blocked off. The unit includes seven large skylights, a double glazed pedestrian access door, an electric roller shutter door (with a clear height of approximately **4.23m** and width of **4.00m**) and an obscured window to the side elevation. A mezzanine is erected over part of the warehouse (clear height under **2.34m**). A ply store enclosure is located under part of the mezzanine. The unit includes connections for a toilet facility but none is fitted. Rights will be included to park three vehicles (small vans/cars) to the front of the unit.

Sizes

<u>Area Measured</u>	<u>Square Metres</u>	<u>Square Feet</u>
Warehouse (including enclosed store)	378.34	4,072
Enclosed store (excluded from total)	33.04	356
Mezzanine	146.84	1,581
Total Ground Floor (IPMS 2)	378.34	4,072
Total (IPMS 2) - Note IPMS includes areas occupied by internal walls, stairs columns and toilets etc.	525.18	5,653

Note: Areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA. GIA is a reference to the gross internal area and NIA is the net internal area.



Planning & Building Regulations

Planning permission was granted for the development in application number: PA17/05514. The planning application can be viewed on the [Cornwall Council Online Planning Register](#).

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £449,500 plus VAT.

Terms

The property is available with vacant possession.

Business Rates

The current rateable value (RV) is understood to be £22,500. The RV has recently been adjusted and is not currently listed on the [Valuation Office Agency \(VOA\)](#) website service. Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The property has an EPC rating of "A", certificate reference number 7339-3229-0984 -9670-2808, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is understood to be elected for VAT.

Rights

Exclusive rights to park 3 vehicles to the front of the unit (cars/small vans) will be granted in a sale. Access to the front of adjoining units must be maintained for other users of the property.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 22.03.24



Under mezzanine

