

Industrial Unit To Let

Bude, Cornwall

495 sqft

£375 plus VAT pcm Available now

**Unit 3c
Kings Hill
Industrial Estate,
Bude,
Cornwall,
EX23 8QN**

**PLEASE CONTACT
J R CLARK LTD**



**The Estate Office
Culverthorpe
Grantham**

Lincolnshire NG32 3NQ



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WhatsApp: 07376 300588



Email: sadie@jr-clark.co.uk



Unit 3c: Is situated on the well established trading estate of Kings Hill which is within easy reach of Bude town centre and the A39 trunk road, providing excellent road access along the North Cornish Coast. The A30 dual carriageway is approximately 20 miles away and allows good access to Exeter and the M5.

Description: The unit is of steel frame construction with rendered block work walls, and sheet roofing incorporating skylights. Internally the unit comprises the workshop space and separate WC facilities. Externally there is car parking for 2 vehicles, and vehicle access into the unit is provided through a roller shutter door, with pedestrian access through a personnel door. The unit benefits from new electrics, recently installed roller shutter door and freshly decorated internally.

Unit Dimensions: Gross internal area 495 sq. feet. The roller shutter door is 2.8m high by 2.5m wide.

Services: Mains water, drainage and electricity are all connected to the unit. The electricity supply is by single phase, but three phase could be obtained through the installation of a new meter. The gas supply to the unit is at present disconnected. Fibre optic broadband is available on the industrial estate.

Rent: £ 4,500 plus VAT per annum.

Deposit: A deposit equating to a quarters rent will be payable at the commencement of the Lease.

Business Rates: The Tenant will be responsible for the payment of business rates. The current rateable value is £3,500. Interested parties are advised to contact Cornwall County Council for exact rates payable and the possibility of small business rate relief.

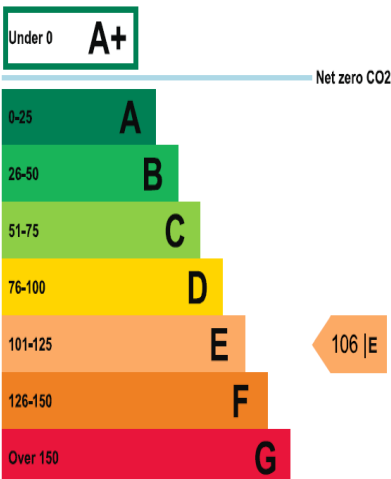
Service Charge: Levied on a monthly basis in respect of the maintenance of common parts, currently £96 plus VAT per annum.

Building Insurance: The Tenant is required to reimburse the annual buildings insurance premium to the Landlord, currently £85 plus VAT per annum.

Lease Terms: The property is available by way of a new fully repairing and insuring lease for a term to be agreed (minimum of 3 years).

Legal Costs: Each party will be responsible for their own legal costs.

Viewing: By prior arrangement with JR Clark Ltd. 01529 455249.



The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

Industrial/Warehouse Unit To Let – Bude

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