

Plot 8 Stratton Business Park

BUDE

Detached purpose - built industrial building



Binhamy Road, Stratton, Bude EX23 8LY

Opportunity Highlights



Exceptional opportunity to acquire a prominent purpose built industrial building in Cornwall



Steel frame construction and clad elevations



The building is arranged as a former data centre, with a sub-divided ground floor and full span mezzanine level.



The site extends to 0.19 hectares (0.47 acres), with a full height security fence surrounding the entire property.



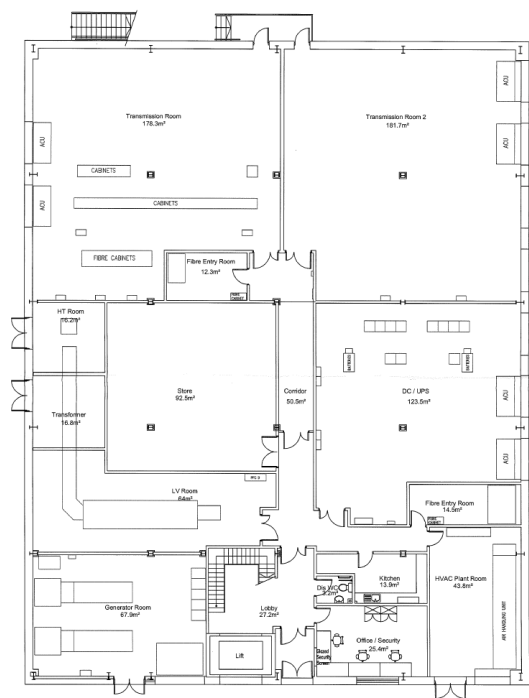
21,106 ft² (1,960 m²)

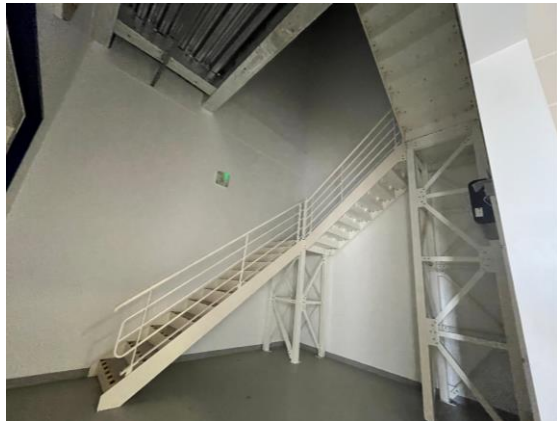
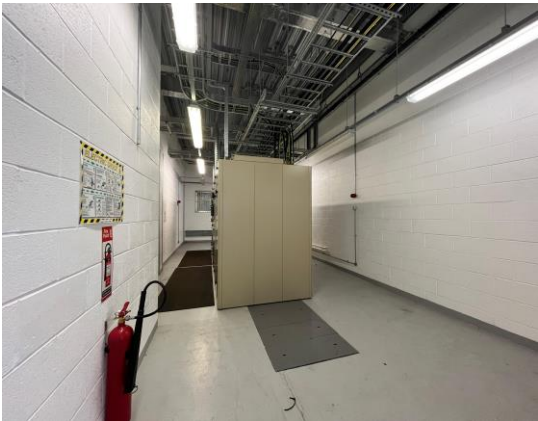


Available Freehold

Accommodation and indicative plans

Description	Sq m	Sq ft
Ground Floor	961.037	10,344.51
Mezzanine	999.815	10,761.91
Total GIA	1,960.852	21,106.41





Additional information



Business rates

Interested parties are advised to make their own enquiries to the business rates via the VOA website at <https://www.tax.service.gov.uk>



EPC

A new EPC has been commissioned for the property.



Terms

The freehold interest is available at a quoting of £575,000.



Legal costs

Each party to bear their own legal costs incurred in the transaction



Anti-money laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

An aerial photograph of an industrial park. The park features several large, modern industrial buildings with flat roofs, some of which are white and others are grey. There are extensive parking lots filled with cars and trucks. The park is surrounded by green fields and a residential area with houses and trees. A blue circular icon with a white location pin is overlaid on the image, indicating a specific location within the industrial park.

Viewing and further information

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