

For Sale

Freehold £650,000
(red outline)

Building Two, Tripos Building,
Bude-Stratton Business Park, Bude, Cornwall EX23 8LY

39,915 Sq Ft
(3,708 Sq M)



Summary

- Rare opportunity to purchase a large freehold on the Bude-Stratton Business Park
- Low capital value of £175 per sq m
- Various possible uses (subject to planning)
- Large site with potential for additional parking opposite
- Excellent fibre internet capacity
- Ideal location with direct access onto the A39 and close to town centre/beaches
- Additional land and premises may be available

Location:

The property is located on the Bude-Stratton Business Park, which is one of the newest and smartest business parks in the town. The property has an ideal location being situated just off the A39 and with easy access to Bude town centre and beaches. The A39 links Bude to the Newquay area in the west via Camelford, Wadebridge. It also leads east to Barnstaple and links with the M5 via the North Devon Link Road.

Bude is just 40 miles from Cornwall Airport Newquay (daily flights to London Heathrow and other national and international destinations) and under 60 miles to the M5.

Bude is one of the largest towns in North Cornwall with a population of approximately 10,000. The town is a popular tourist destination as well as business and amenity hub for the wider area. Bude benefits from unmatched internet capacity as it receives the Transatlantic Fibre Cable.

Description:

Tripos is a modern purpose-built office/laboratory complex constructed to a high specification.

Building Two has three floors of former laboratories which are generally open plan with some partitioning to create offices and storerooms. The upper floors of the building enjoy panoramic views from the rear elevation across the north Cornish coast. There is an impressive feature atrium entrance with lift shafts linking all floors. The buildings are in a shell condition, with the majority of M&E being removed by a previous occupier.

To the side and rear of the building is a service lane, parking and former plant room.

There are various possible uses for the site including office/business centre, data hub, self-storage, medical, leisure including hotel and residential (subject to appropriate planning permission).

Additional premises, highlighted in blue, may be available by separate negotiations; this includes Building One and also land separated from the main site by the estate road.

Planning:

Planning permissions have been obtained for the development of the buildings and land for a wide range of commercial uses. Interested parties can see PA23/03280 (change of use of laboratory and offices to mix of B8, E(e) and E(g) uses) and also PA23/05277

(construction of light industrial buildings) on the Cornwall Council online planning register for more information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

The property, including Building One, has an EPC rating of D (85).

| | sq m | sq ft |
|-----------------------------------|-----------------|---------------|
| Building Two (red outline) | | |
| Ground Floor | 1,298.48 | 13,977 |
| First Floor | 1,196.59 | 12,880 |
| Second Floor | 1,213.09 | 13,058 |
| Total | 3,708.16 | 39,915 |

Business rates:

This property is currently removed from the list and therefore does not have a rateable value.

Terms:

The freehold is available with vacant possession. Guide price of £650,000 which equates to a low capital value of £175 per sq m.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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