



**ESAM** Enterprise Space  
for Advanced Manufacturing  
St Austell



**European Union**  
European Regional  
Development Fund



**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

Industrial Unit, ESAM (Enterprise Space for Advanced Manufacturing), Carludon  
Technology Park, St Austell, Cornwall, PL26 8WE

344 to 968 Sq Ft  
(32 to 90 Sq M)

## Summary

- High quality industrial and workshop unit.
- Ideally located close to St Austell and the A30.
- Range of unit types and sizes available.
- BREEAM 'Excellent'.
- Fibre broadband connection to the premises.

### Location:

The Carluddon Technology Park is located on the outskirts of St Austell on the A391. St. Austell is a principal town in Cornwall providing a wide range of amenities, services and industry along with a large permanent population of circa 34,700.

Transport links are excellent with a mainline railway station in the town centre, Newquay International Airport (daily flights to London and other UK / EU destinations) 20 minutes to the West, The A30 10 minutes to the North and the A39 5 minutes to the South which provides access to Truro and Plymouth.

### Description:

The Carluddon Technology Park Project is part-funded by the European Regional Development Fund. ESAM is the first development in the Carluddon Technology Park providing high quality modern industrial and workshop accommodation set within a beautiful environment with views over the Cornish landscape.

All units benefit from gas supply (capped), water and sink facilities, fully loaded concrete floor, heating, car parking and 24/7 access.

Unit 13 has full height roller shutter doors and separate pedestrian access and three phase power. Units 3, 10 and 13 are accessed by two pedestrian doors but does not have three phase power.

The building is constructed to a high level of energy efficiency and has been awarded BREEAM "Excellent". Occupiers benefit from a manned reception, fibre broadband connection to the premises, shared meeting rooms, kitchens, break out areas, shower facilities and onsite parking with electric car charging facilities.

### Maintenance rent:

A maintenance rent will be levied for the upkeep and maintenance of the common parts. Further details are available on the following page.

A £300 per annum contribution to the internet is payable.

### 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. There is a charge for the supply of the internet, currently £300 per annum.

### EPC / MEES:

EPC Rating: A (20)

### Business rates:

Please see the table below for individual Rateable Values. Many occupiers will benefit from up to 100% small business relief. Interested parties should make their own enquires to the local authority.

Click here for advice on how to calculate your liability for the current financial year and to see if you might be eligible for any relief (if you qualify for small business relief up to 100% relief may be available).

### Terms:

New leases are available directly from the landlord with terms to be agreed.

### Professional fees:

The tenant is responsible for their own legal fees in relation to any transaction and is required to contribute £350 towards the landlord's professional fees.

### Money laundering:

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

### VAT:

All figures quoted are exclusive of VAT which is applicable.

### 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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### Anna Jackson

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### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP

Unit	Unit type	Size (Sq M)	Size (Sq Ft)	Rent (per annum excl VAT)	Maintenance Rent (per annum excl VAT)	Total (Per annum excl VAT)	Total (Per Calendar Month excl VAT)	Rateable Value and Reference
3	Workshop	32.03	344.77	£4,600	£1,900	£6,500	£540	£3,650 reference number 26277102000300
9	Workshop	32.02	344.66				Under Offer	£3,550 reference number 26277102000900
10	Workshop	32.02	344.66				Under Offer	£3,650 reference number 26277102000110
13	Workshop	89	953	£10,500	£5,180	£15,680	£1,306	£7,800 reference number 26277102000140

