

**To Let** 

Industrial Units, ESAM (Enterprise Space for Advanced Manuracturing) Carluddon, St. Austell, Cornwall PL26 8WE 345 - 953 Sq Ft (32 - 88.5 Sq M)

# Summary

- Ideally located close to St Austell and the A30
- Range of unit types and sizes available
- BREEAM 'Excellent'
- Fibre broadband connection to the premises
- Receptionist onsite
- Range of meeting rooms available

#### 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 2, 3, 4 and 5 are accessed by two pedestrian doors but do 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.

#### Service charge:

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.

#### EPC / MEES:

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).

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

### 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 purchaser to provide proof of identity and address prior to exchange.

#### VAT:

All figures quoted are exclusive of VAT if 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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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in Lengland and Wales 2007 which recommends that you seek professional advice before entering into a tenanic sy agreement. Hease relet to www.leasingbusinesspremises: coulk for further information. Vickery Holman for theselves and for the Vendors or Leasons of the property whose Agents they are, give notice that: 1) The particulars are set out as agreenal outline only fo the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.



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
2	Workshop	32.03	344.77	£4,600	£1,900	£6,500	£540	£4,650 reference number 26277102000200
3	Workshop	32.03	344.77	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
4	Workshop	32.03	344.77	£4,600	£1,900	£6,500	£540	£4,650 reference number 26277102000300
5	Workshop	32.03	344.77	£4,600	£1,900	£6,500	£540	£4,650 reference number 26277102000400
13	Workshop	89	953	£9,500	£5,180	£14,680	£1,223	£10,250 reference number 26277102000140







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