

SINGLEROSE DEPOT

Singlerose Road, St Austell, PL26 8TD



Rare Freehold Industrial Opportunity



1,503.68 m²
(16,186 ft²)



Easily Accessible, Self-contained Site
close to St Austell A30 link road



Investment or Owner
Occupier Opportunity



1.79 hectares
(4.028 acres)



Part Let and Income Producing



Development potential
STPP



DESCRIPTION

Singlerose 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 20,000.

Singlerose Depot comprises two large yard areas with a range of industrial buildings, extending to 16,186 sq ft overall. The site itself is self-contained and benefits from access from the A391 to the Lower Site, leading to the Upper Site.

The Lower Site provides a large yard area along with Unit 1, which has recently been extensively refurbished and provides good quality, well presented accommodation. The specification includes a detached steel framed building with newly re-clad profile sheet elevations, under a new profile sheet pitched roof with newly installed photovoltaic panels.

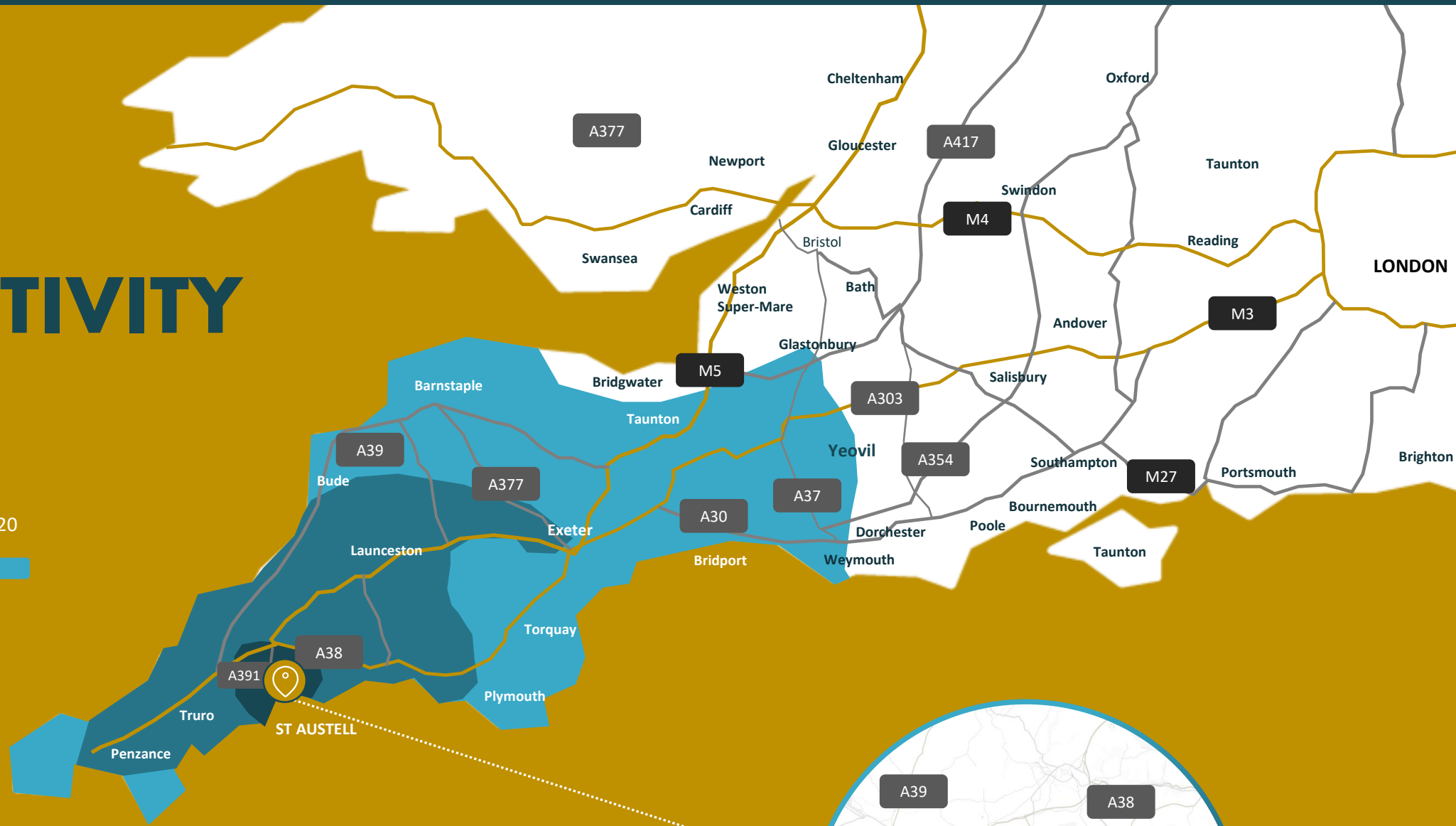
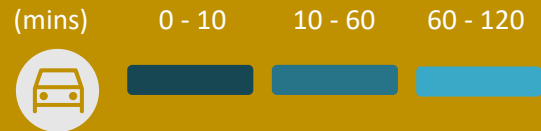
The Upper Site provides a range of workshops of varying sizes and specifications and a portacabin style office block and yard. The older buildings have asbestos sheeting. The yards have a mixture of hard surfaces. The boundaries are a mix of natural delineations and fencing.




ACCOMMODATION

	<div>m²</div>	<div>ft²</div>
Lower Site Unit	1,039.81	11,193
Mid Cornwall Main Unit	130.3	1,402
Mid Cornwall Rear Unit	59.07	636
Earth Blocks Unit	143.67 (includes mezzanine of 10.59)	1,547
Glanville Office	130.83	1,408
Total	1,503.68	16,186



CONNECTIVITY



-  By car - the A30 is 10 minutes to the North and the A39 5 minutes to the South which provides access to Truro and Plymouth. The new 3.9 mile St Austell to A30 link road is also being constructed in very close proximity to this property and is due for completion in Spring 2025.
-  By rail – St Austell railway station located in the town centre. Destinations include Bath (1h 8 mins), Bristol (1h 39 mins), Exeter (58 mins) London (2h 20 mins) and Birmingham (3 hours).
-  By air – Newquay International Airport is a 30 minute's drive away and Exeter International Airport is just over an hour. Destinations include major UK and European cities.

Tenant	Description	Sq ft (GIA)	Inside the Act	Lease Terms	Lease Start Date	Lease Expiry	Next Rent Review	Rent Review Period	Passing Rent £
Vacant	Warehouse & Lower Yard	11,193 1.2 acres including access to upper yard	No	None	None	None	None	None	£0
Earthblocks Ltd	Workshop 1	1,547	No	5 Years	15/03/2022	14/03/2027	None	None	£20,000
Mid Cornwall Engineering Ltd	Workshop 1 Workshop 2	1,402 636	No	5 Years	01/03/2023	29/02/2028	None	None	(01/03/24 - 28/02/25) £13,000 (01/03/25 - 28/02/26) £13,500 (01/03/26 - 29/02/27) £14,000 (01/03/27 – 02/28/28) £15,000
Glanville Cleansing td	Offices Yard	1,408 13,500	No	5 Years	28/09/2022	27/09/2027	28/09/2025	3 Years to OMV	£13,250 £6,750
Total		16,186 ft²							£53,000

TENURE

The site is available to purchase as a whole, or consideration maybe given to splitting it on a freehold basis. The sale is subject to the existing tenancies.

EPC

- Glanville Office C (64)
- Lower Site Unit A (24)
- Mid Cornwall Main Unit C (55)
- Mid Cornwall Rear Unit D (97)

BUSINESS RATES

There are currently 4 assessments relating to the site:

- Reference – 26277441501060 – Rateable Value £9,000
- Reference – 26277441501020 - Rateable Value £8,300
- Reference – 26277441502050 - Rateable Value £8,600
- Reference – 26277441501010 - Rateable Value £6,900

Interested parties are advised to confirm the rating liability with Cornwall Council.

TERMS

This property is available by way of a freehold disposal subject to and with the benefit of the existing tenancies.

We are instructed to seek offers in excess of £1.75m.

LEGAL

Each party is to pay their own legal fees incurred during this transaction.



VIEWINGS

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



KATIE PURRINGTON

M: 07513 482451
katie..purrington@jll.com

TIM WESTERN

M: 07711 851459
tim.western@jll.com



CLARE COCHRANE

T: 07921 058089
ccochrane@vickeryholman.com

JOANNE HIGH

M: 07525 984443
jhhigh@vickeryholman.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000. November 2023