



To Let

£4,600 per annum

Unit 2, ESAM (Enterprise Space for Advanced Manufacturing)
Carludon, St. Austell, Cornwall PL26 8WE

344.77 Sq Ft
(32.03 Sq M)

Summary

- Ideally located close to St Austell and the A30
- 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.

Unit 2 benefits from gas supply (capped), water and sink facilities, fully loaded concrete floor, heating, car parking and 24/7 access.

Unit 2 can be 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 of £1,900 will be levied for the upkeep and maintenance of the common parts. Further details are available on the following page.

A £350 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:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,650, therefore making the approximate Rates Payable £2,320.35 per annum for 2024/25.

[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).

[Contact](#) 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.

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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