



ESAM Enterprise Space
for Advanced Manufacturing
St Austell



European Union
European Regional
Development Fund



Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



esam
The Enterprise Space for
Advanced Manufacturing

To Let

Offices, ESAM (Enterprise Space for Advanced Manufacturing), Carluddon
Technology Park, St Austell, Cornwall, PL26 8TY

349 Sq Ft
(32 Sq M)

Summary

- Brand new high quality offices.
- Ideally located close to St Austell and the A30.
- BREEAM 'Excellent'.
- Manned reception and shared meeting room facilities.
- 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 office, industrial and workshop accommodation set within a beautiful environment with views over the Cornish landscape. The building is constructed to a high level of energy efficiency and is 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.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Office 26	31	334
Office 27	31	334

EPC / MEES:

EPC Rating: A (20)

Business rates:

Office 26: £4,950, ref 26277102000270

Office 27: £4,950, ref 26277102000280

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.

In addition, a maintenance rent will also be levied for the upkeep and maintenance of the common parts. The units will pay £1,900 per annum excluding VAT.

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.

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 exchange.

VAT:

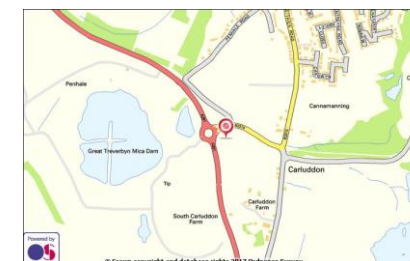
All figures quoted are exclusive of VAT which is applicable.

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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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
26	Office	31	334	£4,000	£1,900	£5,900	£491.67	£4,950 reference number 26277102000270
27	Office	31	334	£4,000	£1,900	£5,900	£491.67	£4,950 reference number 26277102000280

