



To Let

Industrial Units, ESAM (Enterprise Space for Advanced Manufacturing)
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, separate pedestrian access and three phase power. Units 2, 4, 5, 6 and 9 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.

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 £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:

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).

[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.

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.

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:

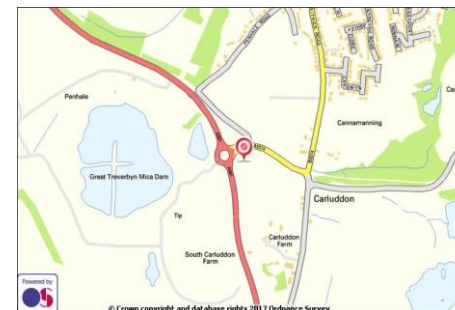
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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.



CONTACT THE AGENT

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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
1	Workshop	31.44	338	Let				
2	Workshop	32.03	345	Under Offer				
5	Workshop	32.03	345	Under Offer				
9	Workshop	32.15	346	Under Offer				





