

# ESAM



## ESAM

**The Enterprise Space for  
Advanced Manufacturing (ESAM),  
Chi Askorrans, Carludon  
Technology Park, Carludon, St  
Austell, PL26 8WE**

### Get in touch

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## Summary

The Enterprise Space for Advanced Manufacturing (ESAM) near St Austell is a purpose-built development with 32 flexible business units dedicated to growing advanced manufacturing, engineering and low carbon environmental goods and services businesses.

ESAM is the first phase of the new Carludon Technology Park and a centrepiece of the West Carclaze Garden Village, a multi-million pound regeneration project in Mid Cornwall.

## Welcome to ESAM

ESAM is the first phase of the new Carluddon Technology Park and a centrepiece of the West Carclaze Garden Village, a multi-million pound regeneration project in Mid Cornwall.

It offers 32 high quality flexible business units including offices, workshops and light industrial units within a landmark managed building. Sizes range from 31 sqm to 94 sqm with basic rents starting from £4,000 per annum.

ESAM is designed to encourage innovation and collaboration, with break-out spaces, meeting rooms and other shared facilities.

Businesses from all sectors can apply to locate to ESAM although priority will be given advanced manufacturing, engineering and low carbon environmental goods and services businesses.

### Benefits of locating your business at ESAM

ESAM has been built as a place to explore ideas, test products and bring concepts to life.

It includes on-site business support and bespoke advice to help occupiers accelerate and grow their business, as well as access to a wider network of business support services and funding.

ESAM has dedicated management and reception facilities, bookable meeting rooms and audio visual conferencing facilities, reliable leased line fibre broadband, on site car parking with electric vehicle charging, and secure 24-hour access.

ESAM has been flexibly designed to meet the needs of individual businesses and offers the capacity to expand and grow over time, including on to adjacent land at Carluddon Technology Park Phase 2.

The building occupies a prime location near St Austell which is easily accessible from the A30/A391.

### Location

ESAM at the Carluddon Technology Park is prominently located on the outskirts of St Austell, with excellent transport links offering regional and international connections.

The A30 dual carriageway is 10 minutes to the North and the A390 is 5 minutes to the South, providing easy access to the M5, A38 and national road network.

Cornwall Airport Newquay is just 20 minutes away, with daily flights to London Heathrow (1 hr 10 mins) as well as regular services to other major UK and European cities.

St Austell Train Station, located in the town centre, is less than 10 minutes from the site, offering mainline rail services to London Paddington.

### Disclaimer

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