

Unit 14 ESAM / Industrial Workshop



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

Rent: £10,650 per annum excl VAT but including Maintenance Charge

Get in touch

01872 322800

info@choosecornwall.co.uk

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. The Carluddon Technology Park Project is part-funded by the European Regional Development Fund.

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 offering offices, workshops, industrial units and hot desking.

Unit 14 comes with a variety of features including on-site parking with electric car charging facilities, use of shared meeting rooms, audio visual conferencing, break out areas, and modern kitchen and shower facilities.

Key features:

- 90 sqm
- Secure 24-hour access, dedicated building management and manned reception in normal working hours
- Roller shutter doors and separate pedestrian access
- Reinforced concrete floor
- Dedicated fibre optic connection
- Services – LPG, 3 phase electric, water
- There is scope to install a mezzanine to allow for the creation of storage, additional working area or offices
- Interior door for access to communal spaces
- Individually alarmed
- Parking available
- Electric car charging facilities
- BREEAM excellent
- Energy Performance Asset Rating – A

The unit can be taken individually or combined with other units to create larger accommodation.

To arrange a viewing please contact info@choosecornwall.co.uk

Details:

Business rates are applied to occupiers of units in the ESAM building. The Valuation Office has currently applied a rateable value of under £12,000 for each unit. Therefore occupiers can apply for 100% small business relief, providing this is their sole commercial premises.

New leases are available directly from the landlord Cornwall Council, with terms to be agreed. All figures quoted are exclusive of VAT which is applicable. Please contact info@choosecornwall.co.uk to find more about the terms available.

To comply with ERDF rules potential tenants will be required to complete a tenant application form, a SME declaration and provide details of any other public funding their business has received. Assistance can be provided to applicants should they require it.

Under the Money Laundering Regulations 2017, Cornwall Development Company will require any prospective tenant to provide proof of identity along with any associated documents which will be shared with the landlord.

Disclaimer

Cornwall Development Company Limited supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer

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