

# Office 28 ESAM / Office



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

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**Rent:** £5,835 per annum excl VAT  
but including Maintenance Charge

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### Get in touch

01872 322800

[info@choosecornwall.co.uk](mailto: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.

Office 28 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:**

- 31 sqm
- Secure 24-hour access, dedicated building management and manned reception in normal working hours
- Dedicated fibre optic connection
- Passenger lift to first floor
- Individually alarmed
- Parking available
- Electric car charging facilities
- Services – electric, water & heating
- 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](mailto: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](mailto: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 to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Cornwall Development Company Limited for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Cornwall Development Company Limited has any authority to make or give any representation of warranty in relation to this property. SUBJECT TO CONTRACT.

