



1,040 m² (11,193 ft²)



Easily Accessible, Self-contained Site close to St Austell A30 link road



PV Panels installed – EPC 'A' rating





Potential subdivision to provide 5,900 – 5,060 sq ft units



1.2 acre yard



LOCATION

Singlrose Depot 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.

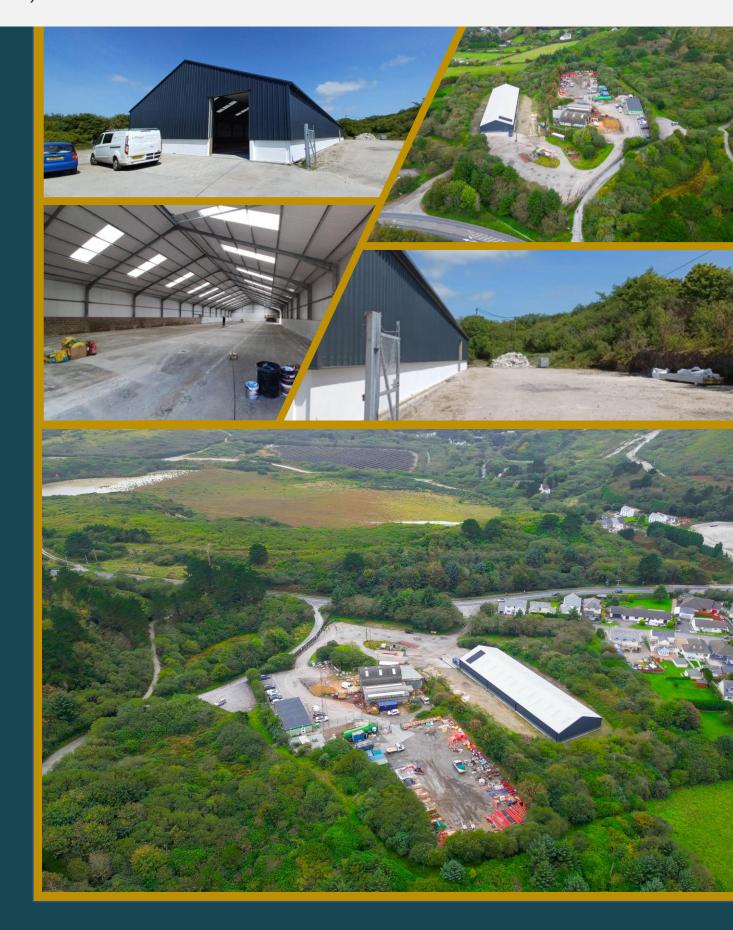
Transport links are good with a mainline railway station in the town centre, Newquay International Airport (daily flights to London and other UK / EU destinations) 20 minutes to the West, the A30 10 minutes to the North and the A39 5 minutes to the South which provides access to Truro and Plymouth. The new 3.9 mile St Austell to A30 link road is also being constructed in very close proximity to this property and is due for completion in Spring 2025.

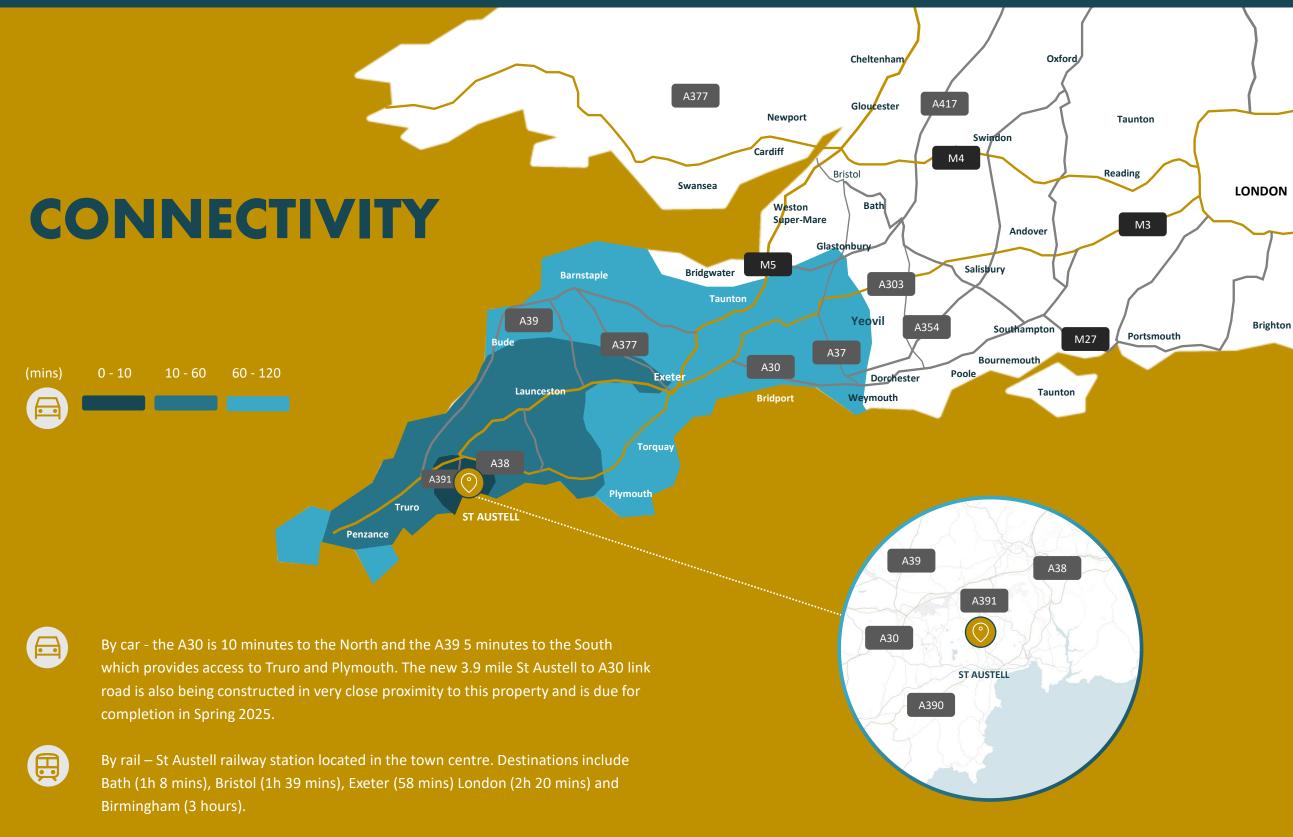
DESCRIPTION

Singlerose is formed of two distinct areas the 'Upper Site' which is fully let and the 'Lower Site'. The Lower Site benefits from having direct access on to the A391. The available unit benefits from 1.2 acres of hardstanding and lorry wash down area.

The unit has undergone complete recladding, re-roofing, including photvoltaic (PV) panels and a new WC. Yard to undergo resurfacing and fencing.

ACCOMMODATION	m ²	ft ²
Unit 1	1,040	11,193
Total	1,040	11,193







By air – Newquay International Airport is a 30 minute's drive away and Exeter International Airport is just over an hour. Destinations include major UK and European cities.

EPC

Unit 1 – A – 24

BUSINESS RATES

The site Is currently split into various different ratings. please speak to the agent for more Information on the likely business rates payable.

TERMS

The property to be available as a whole or in part on a new full repairing and insuring lease direct from the landlord, all other terms to be agreed

LEGAL

Each party is to pay their own legal fees incurred during this transaction.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

VIEWINGS

For further information or to arrange a viewing please contact the agents.



KATIE PURRINGTON

TIM WESTERN

M: 07513 482451 katie.purrington@jll.com

M: 07711 851459 tim.western@ill.com



MORWENNA POUND

ALAN TRELOAR

T: 07917 916546 mpound@vickeryholman.com

M: 07841 150714 atreloar@vickeryholman.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000. June 2024.