

# SINGLEROSE DEPOT

Singlerose Road, St Austell, PL26 8TD



Rare Freehold Industrial Opportunity



**1,503.68 m<sup>2</sup>**  
(16,186 ft<sup>2</sup>)



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



Investment or Owner  
Occupier Opportunity



**1.79 hectares**  
(4.028 acres)



Part Let and Income Producing



Development potential  
STPP



## DESCRIPTION

Singlerose 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 20,000.

Singlerose Depot comprises two large yard areas with a range of industrial buildings, extending to 16,186 sq ft overall. The site itself is self-contained and benefits from access from the A391 to the Lower Site, leading to the Upper Site.

The Lower Site provides a large yard area measuring 1.2 acres, along with Unit 1, which has recently been extensively refurbished and provides good quality, well presented accommodation. The specification includes a detached steel framed building with newly re-clad profile sheet elevations, under a new profile sheet pitched roof with newly installed photovoltaic panels.

The Upper Site provides a range of workshops of varying sizes and specifications and a portacabin style office block and yard. The older buildings have asbestos sheeting. The yards have a mixture of hard surfaces. The boundaries are a mix of natural delineations and fencing.



## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Lower Site Unit	1,039.81	11,193
Mid Cornwall Main Unit	130.3	1,402
Mid Cornwall Rear Unit	59.07	636
Earth Blocks Unit	143.67 (includes mezzanine of 10.59)	1,547
Glanville Office	130.83	1,408
<b>Total</b>	<b>1,503.68</b>	<b>16,186</b>



Tenant	Description	Sq ft (GIA)	Inside the Act	Lease Terms	Lease Start Date	Lease Expiry	Next Rent Review	Rent Review Period	Passing Rent £
Vacant	Warehouse & Lower Yard	11,193 1.2 acres including access to upper yard	No	None	None	None	None	None	£0
Earthblocks Ltd	Workshop 1	1,547	No	5 Years	15/03/2022	14/03/2027	None	None	£20,000
Mid Cornwall Engineering Ltd	Workshop 1 Workshop 2	1,402 636	No	5 Years	01/03/2023	29/02/2028	None	None	(01/03/24 - 28/02/25) £13,000 (01/03/25 - 28/02/26) £13,500 (01/03/26 - 29/02/27) £14,000 (01/03/27 - 02/28/28) £15,000
Glanville Cleansing td	Offices Yard	1,408 13,500	No	5 Years	28/09/2022	27/09/2027	28/09/2025	3 Years to OMV	£13,250 £6,750
<b>Total</b>		<b>16,186 ft<sup>2</sup></b>							<b>£53,000</b>

## TENURE

The site is available to purchase as a whole, or consideration maybe given to splitting it on a freehold basis. The sale is subject to the existing tenancies.

## EPC

Glanville Office C (64)  
Lower Site Unit A (24)  
Mid Cornwall Main Unit C (55)  
Mid Cornwall Rear Unit D (97)

## BUSINESS RATES

There are currently 4 assessments relating to the site:

Reference – 26277441501060 – Rateable Value £9,000  
Reference – 26277441501020 - Rateable Value £8,300  
Reference – 26277441502050 - Rateable Value £8,600  
Reference – 26277441501010 - Rateable Value £6,900

Interested parties are advised to confirm the rating liability with Cornwall Council.

**TERMS**

This property is available by way of a freehold disposal subject to and with the benefit of the existing tenancies.

**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.



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