

ESAM



ESAM

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

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.

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 offering offices, workshops, industrial units and hot desking.

32 high quality flexible business units including offices, workshops and light industrial units and hot desking facilities 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.

Hot Desking

Need an occasional office space in a high quality business environment? Chat to us about our hot desking options at ESAM. Easy in/ out Licence Agreements, the ability to use our meeting rooms at reduced rates to meet clients, reception facilities for welcoming guests and holding post services.

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

Cornwall Council 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 for further information. Cornwall Council, 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; SUBJECT TO CONTRACT.

