

# SINGLEROSE DEPOT

Singlerose Road, St Austell, PL26 8TD

Available to let as a whole or in part



Total Unit Size of:  
**1,033 m<sup>2</sup>**  
(11,119 ft<sup>2</sup>)



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



Recently refurbished and subdivided  
to provide 5,995 ft<sup>2</sup> and 5,124 ft<sup>2</sup> units



PV Panels installed  
– EPC 'A' rating



1.2 acre yard



## LOCATION

Singlerose 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 recently opened St Austell to A30 link road is in close proximity to this property. The new 3.9 mile carriageway road is a vital link that brings new opportunities to the area. Making it easier to get to Cornwall's growing employment sites.

## 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.

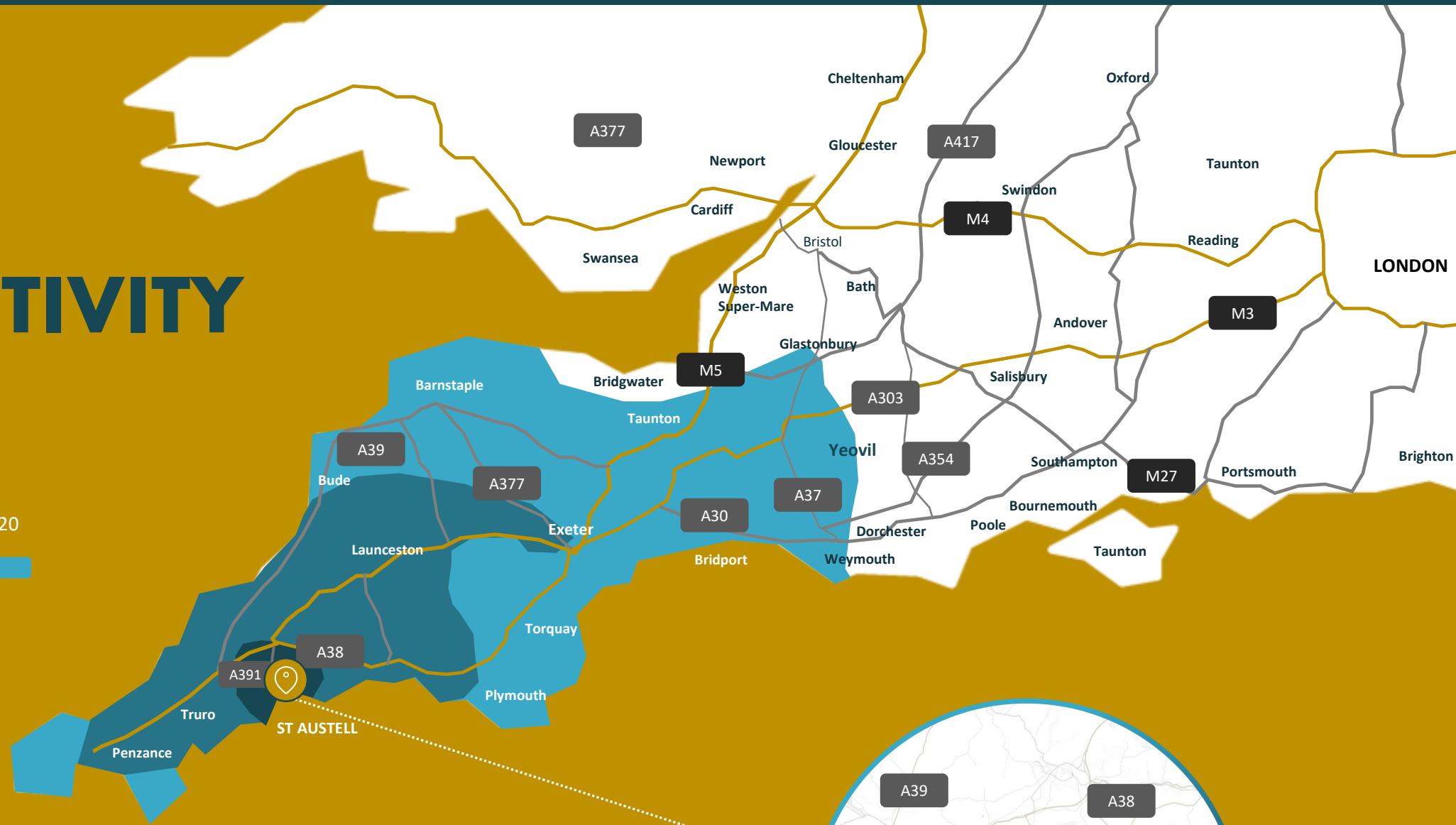
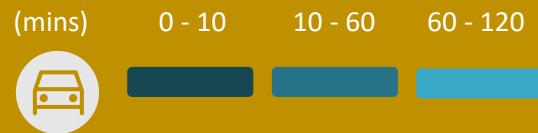
The unit has recently been split and undergone complete recladding, re-roofing, including photovoltaic (PV) panels and a new WC.

## ACCOMMODATION

	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Unit 1A	557	5,995
Unit 1B	476	5,124
<b>Total</b>	<b>1,033</b>	<b>11,119</b>



# CONNECTIVITY



By car - the A30 is 10 minutes to the North and the A39 5 minutes to the South which provides access to Truro and Plymouth. The St Austell to A30 link road is now open and connects the old A30 near Victoria to the north and the A391 at Stenalees roundabout to the south.



By rail – St Austell railway station located in the town centre. Destinations include Bath (1h 8 mins), Bristol (1h 39 mins), Exeter (58 mins) London (2h 20 mins) and Birmingham (3 hours).



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

A Rating (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.



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