

TO LET/FOR SALE

The development of this new employment land is proposed in 4 phases which will provide approximately 7,200 sq.m. (78,000sq.ft.) of Class B1 use with associated car parking.

The former Metso Minerals Site
Charlestown Road
Charlestown
St Austell
Cornwall PL25 3NW



The above photograph shows the Phase I proposal which consists of 10 offices/workshops of a domestic scale and appearance. Outline consent has already been granted for Phases 2, 3, & 4 and detailed consent for Phase 1. You will note that the units on Phase 1 will be on one two and three floors and we can confirm that they are of varying sizes in four designs.

ALL ENQUIRIES

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drewpearce 

Chartered Surveyors and Estate Agents

DESCRIPTION & SITUATION

The site which will house Phases 1 - 4, is part of an original 10.74 acre site formerly used as a foundry and engineering works. Today the site is wholly vacant with no employment generating uses.

Planning permission has now been obtained in outline to provide approximately 7,200 square metres (78,000 square feet) of B1 employment use plus on the southern portion of the site a residential development incorporating a mixed development of houses, apartments, affordable housing, community use building and open space

The B1 units in Phase 1 will consist of a gross net floor area of approximately 1,440 square metres (15,500 square feet) in 10 separate units of varying sizes to be constructed over one two and three floors. These units are available to rent or purchase and at this early stage the internal layout can be, to a degree, tailored to suit any occupier's preference. These units will be constructed as a shell with mains services provided to an entry point only. The additional phases consist of a total of 5,760sq.m (62,000sq.ft) of B1 employment use with associated parking.

The site is situated to the south of the Cornish town of St Austell and on the northern edge of the coastal village of Charlestown on the south coast of Cornwall. The 10.74 acre site is sited on Charlestown Road which connects the historic Charlestown harbour with the A390 Trunk Road. This road connects St Austell with the county capital of Truro to the west and Liskeard to the east.

Charlestown is a harbour village which was largely developed in the Georgian era between 1790 and 1810. It was primarily used for the export of copper and china clay. At its peak during the 19th century, it was an established busy coastal port. The harbour is still in use today and is the home port for a famous collection of old ships and as such is a popular visitor destination.

The nearby town of St Austell dates back to the early 12th century and grew up around a market village. Its growth was the result of the construction of Charlestown port and the mining from the late 18th century of china clay. The current population of the St Austell conurbation is approximately 36,000 and the area is becoming increasingly popular as a tourist destination due to the opening of the nearby Eden Project situated to the north east of the town.

St Austell is located 13 miles from the county town of Truro and 35 miles from the Devon city of Plymouth. Transport links are good, although there is no dual carriageway road network to the town. The nearest dual carriageway trunk roads are the A30 which is accessed via the A391 to Bodmin and the A38 access to the east at Dobwalls. The A30 and A38 lead to the Devon county town of Exeter where the nearest motorway junction is situated. The site itself is located adjacent to the principle railway line with road access being taken from the nearby Charlestown road. There is a main line railway station at St Austell. Newquay airport is approximately 20 miles to the north.

ACCOMMODATION (Phase 1)

Approximate measurements for each unit

Unit 1

Ground Floor	71.30 sq m	(778 sq.ft)
First Floor	82.80 sq.m	(891 sq.ft)
Second Floor	54.10 sq.m	(583 sq.ft)

Unit 2

Ground Floor	50.40 sq.m	(543 sq.ft)
First Floor	50.40 sq.m	(543 sq.ft)
Second Floor	44.10 sq.m	(475 sq.ft)

Units 3 to 9

Ground Floor	41.31 sq.m	(445 sq.ft)
First Floor	43.59 sq.m	(469 sq.ft)
Second Floor	43.59 sq.m	(469 sq.ft)

Unit 10

Ground Floor	68.21 sq.m	(735 sq.ft)
First Floor	70.49 sq.m	(758 sq.ft)
Second Floor	43.59 sq.m	(469 sq.ft)

CONSTRUCTION

A high quality development in conventional construction with natural stone with uncut faces and horizontal timber boarding and a pitched slated roof will be required throughout to recognise the "World Heritage" status of the site and its proximity to the Conservation Area.

TENURE

The properties are being offered for sale freehold or on the basis of a new full repairing and insuring lease of an institutional nature. There will be regular upwards only rent reviews. Any potential purchaser will be required to commit themselves by way of an agreement to lease or a binding contract to purchase a freehold.

SERVICES

Mains water, drainage and electricity will be available to this site.

SERVICE CHARGE

A service charge will be payable to cover the maintenance of all communal areas within the development. This will include the cleaning, maintaining lighting and heating of any common parts, communal landscaping. It will be assessed on the basis of the gross internal area of the specific unit as a percentage of the whole of the gross internal areas of all of the units.

RENT OR PURCHASE PRICE

To be negotiated.

RATES

To be assessed.

LEGAL COSTS

Each purchaser/tenant will pay legal costs.

FURTHER INFORMATION

All enquiries to John Daborn.



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JOINT AGENT

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FOR THE ATTENTION OF JAVAN SPENCER

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Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.