



SMART 
BLUEFROG Ltd

SITE TO LET

GOONBARROW, CORNWALL

INDUSTRIAL SPACE TO LET

FLEXIBLE. ACCESSIBLE. STRATEGIC.

Direct A391 Access
A30 Connectivity and Beyond

North Goonbarrow Blockworks
Roche Road, Stenalees,
St Austell, PL26 8ZH



Site Overview

An Exceptional Commercial Opportunity

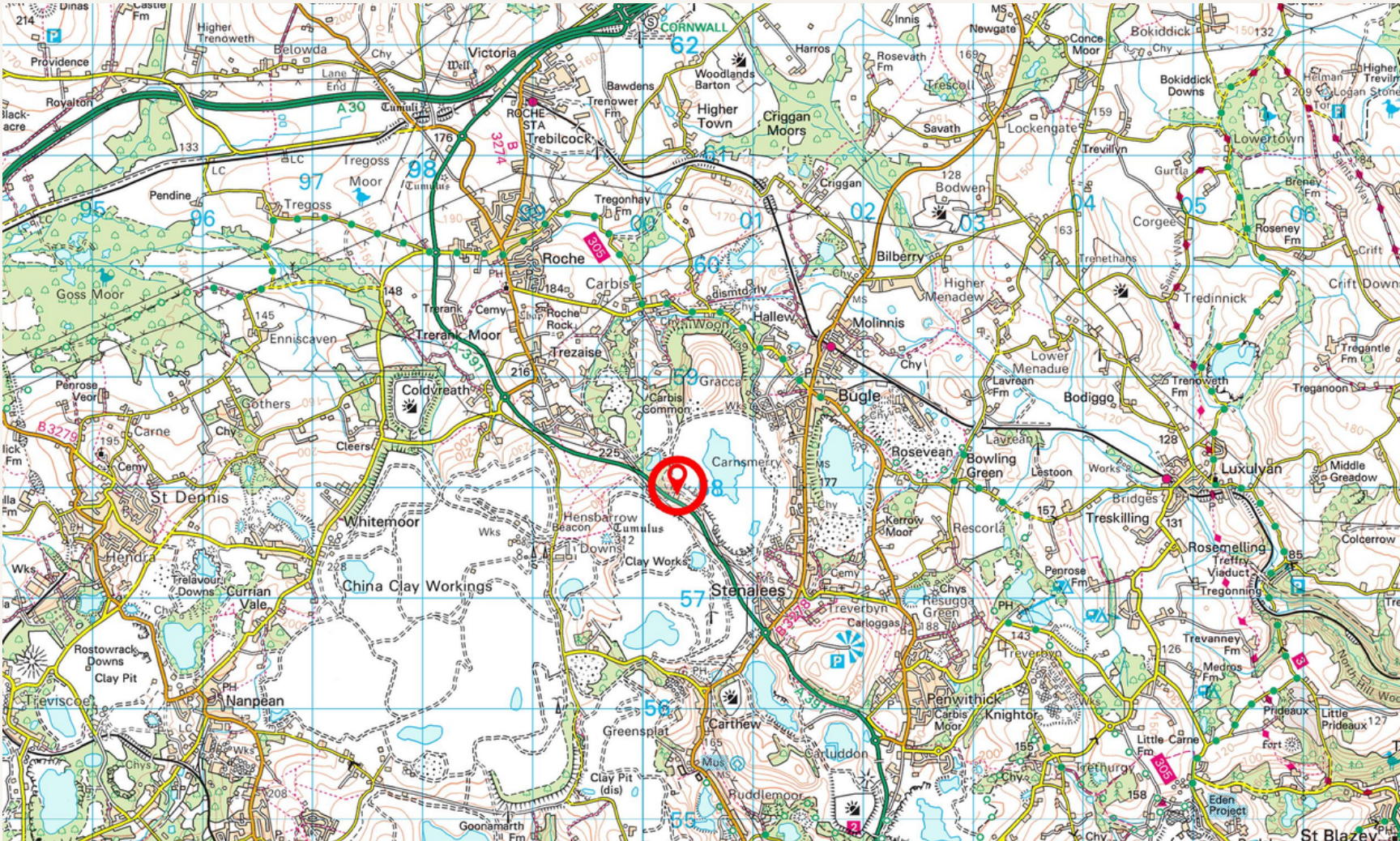
Positioned directly on Cornwall’s New Strategic A391 Link Road, Goonbarrow Blockworks extends to approximately 2,300 sq. m (24,700 sq. ft) of flexible industrial space with excellent connectivity to the A30 and the wider county. The site offers generous operational space, integrated office and staff facilities and significant potential for a range of industrial and commercial occupiers.

- ✓ Direct access to the A391 and A30 connection
- ✓ Flexible layout suitable for a range of occupiers
- ✓ Extensive external operational yard
- ✓ Potential for industrial, storage and trade counter uses
- ✓ Well located for St Austell, Bodmin and Newquay
- ✓ Integrated offices and staff welfare facilities



Strategic Location

Strategically positioned on Cornwall’s A391 Link Road, with ease of access to the A30 and excellent connectivity across Cornwall and beyond.



Key Location Benefits

- Direct access to the A391 Link Road
- Approximately 5 minutes from the A30
- Excellent connectivity across Cornwall
- Convenient access to major population and employment centres

	A30	5 mins
	St Austell	10 mins
	Bodmin	17 mins
	Newquay	24 mins
	Truro	30 mins



Site Overview



Occupying a prominent position directly on Cornwall's A391 St Austell-A30 Link Road, Goonbarrow Blockworks benefits from excellent accessibility and strategic connectivity across Cornwall.

Approximately **5 minutes** to the A30

Prime South West location

Direct A391 Link Road frontage

Internal Floor Area:

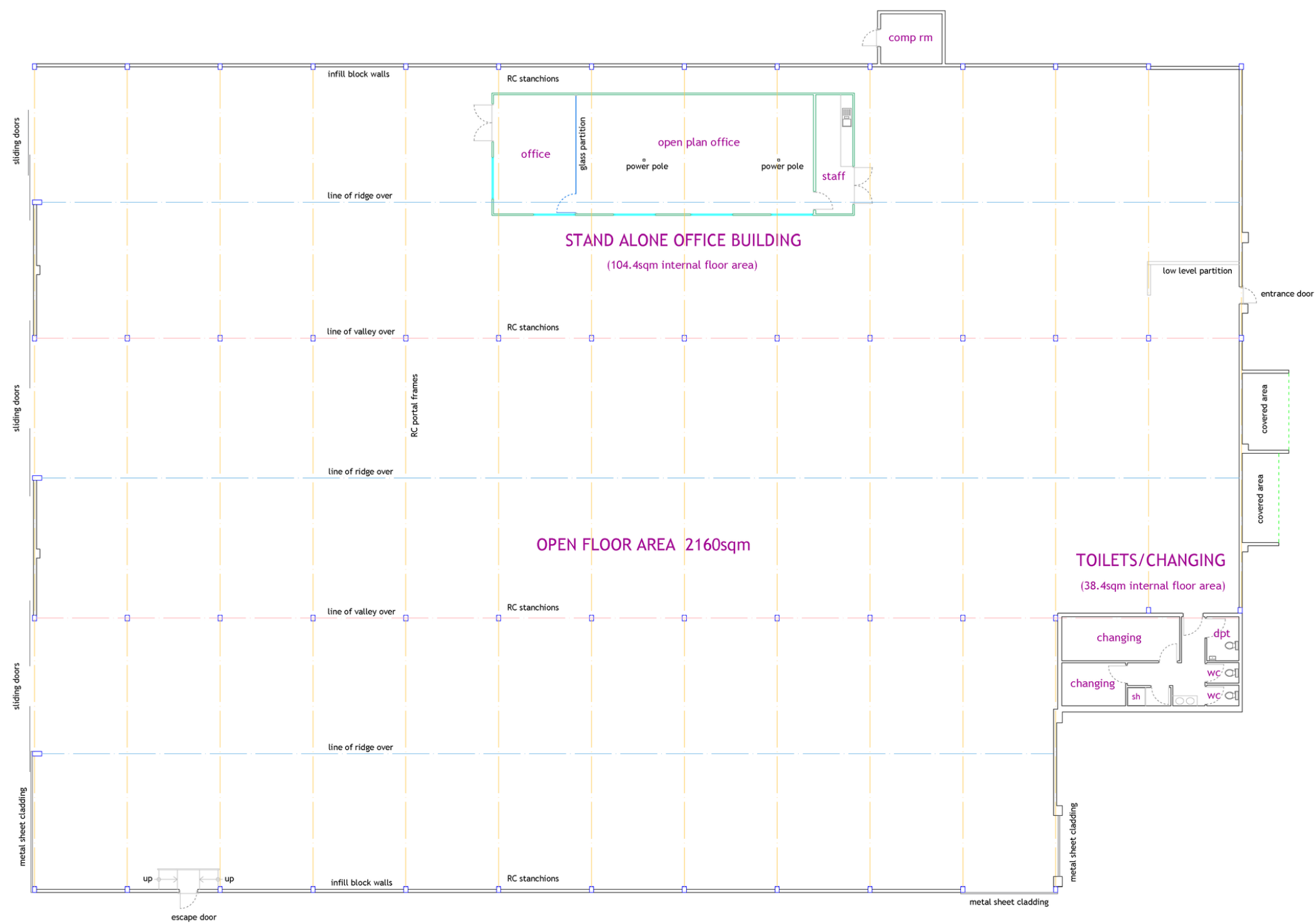
24,787 sq. ft (2,303 sq. m)

Property Details

□	TOTAL AREA	Approx. 5,931 sq. m (0.59 ha) site area 24,787 sq. ft (2,300 sq. m) internal floor area
🏠	YARD	Large operational yard with secure enclosed building
P	PARKING	Extensive on-site parking
⚡	SERVICES	Existing borehole water supply and drainage. Proposed new electricity connection.
✓	AVAILABILITY	Available To Let
E	EPC	Available on request
£	RATEABLE VALUE	To be assessed
◇	LEASE TERMS	By way of a new lease, subject to contract



Internal Layout



Gross Internal Areas (GIA)

AREA	Sq FT	Sq M
Principal Floor Area	23,250	2,160
Office & Welfare	1,537	143
Total GIA	24,787	2,303

Indicative floor plan only. Not to scale. All measurements are approximate.



Building Specification

 Portal frame construction

 Concrete floor

 Approximate ridge height: 6.2 m

 Large sliding steel access doors

 Separate personnel access doors

 Proposed new electricity connection

 Previously connected to Starlink broadband

 Ample parking

 Spacious yard

 Internal lighting throughout

24,787 SQ. FT

Direct A391 Access

Approx. Eaves Height
3.48 m



Potential Uses

The site is suitable for a wide range of industrial, warehouse, distribution and commercial occupiers, subject to planning (where required) and lease terms.



Storage & Distribution



Engineering



Manufacturing



Trade Counter



Agricultural Services



Plant & Equipment



Builders' Merchant



Commercial Workshop



Logistics



Light Industrial



Wholesale



Assembly & Production

Flexible building and extensive yard space for a diverse range of commercial occupiers



A PRIME INDUSTRIAL
OPPORTUNITY IN THE
HEART OF CORNWALL

SPACE TO GROW.
CONNECTIVITY TO SUCCEED.

AVAILABLE TO LET

Letting Terms



TENURE

The property is available To Let by way of a new lease on terms to be agreed.



RENT

Guide rent of £90,000 per annum, subject to contract. Final terms will reflect the agreed specification, any landlord works or investment required, and the overall lease package.



BUSINESS RATES

The occupier will be responsible for the payment of business rates.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



VAT

All figures quoted are exclusive of VAT, where applicable.



VIEWING

Strictly by prior appointment through the sole letting agents.

VIEWINGS & ENQUIRIES

For further information or to arrange a viewing, please contact:

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PLANNING • PROPERTY • DEVELOPMENT



Available to Let - Viewing Strictly by Prior Appointment

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