

# Marine Renewables East



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**Tolvaddon Business Park, Pool,  
Cornwall, TR14 0HX**

### Get in touch

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## Summary

The Marine Renewables Business Park East is located in Tolvaddon near Pool with 4 fully serviced development plots, ideal for large footprint manufacturing, storage and assembly.

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## Welcome to Marine Renewables Park East (Tolvaddon)

The Marine Renewables Business Park East is located in Tolvaddon near Pool which are serviced development plots, ideal for large footprint manufacturing, storage and assembly. The Marine Renewables Business Park at Tolvaddon is part of Cornwall's Marine Enterprise Zone which includes sites in Hayle and Falmouth.

The fully serviced site is ideally suited to large footprint operations, with 6.2 hectares designed for manufacturing, storage, assembly and supply chain uses.

The site has outline planning permission for industrial and office development with the potential to accommodate 28,000 sq m of floorspace.

The plots are available on a freehold basis.

### Benefits on locating your business at Marine Renewables Business Park East

Marine Renewables Business Park East enjoys Enterprise Zone Status which means Enterprise Zone benefits are available to qualifying businesses on application.

The development benefits from direct access to the A30 dual carriageway with a new spine road from the west and two new spur roads servicing selected plots.

Remediation and decontamination has already been carried out, including the removal of contaminated material.

## Location

The Marine Renewables Business Park East is situated in a prime location in Tolvaddon, near Pool.

It has direct access to the A30 which provides access to Cornwall's major towns, the M5, A38 and national road network.

Cornwall Airport Newquay is 40 minutes away with daily flights to London Heathrow (journey time 1hr 10 min) as well as regular services to other major UK and European cities.

Mainline rail services to London Paddington are available at Camborne (2 miles from Tolvaddon).

## 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](http://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.

