

# Sector 11 Aerohub / Development Plot



## Sector 11 Aerohub / Development Plot

**Aerohub Business Park, Newquay,  
TR8 4JZ**

**Rent:** £210,000

### Get in touch

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## Summary

The Aerohub Business Park is next to Cornwall Airport Newquay and is one of the UK's largest designated Enterprise Zones, providing planning-free development and Enterprise Zone benefits available to businesses on application.

The Aerohub Business Park is next to Cornwall Airport Newquay. It is one of the UK's largest designated Enterprise Zones with benefits available to qualifying businesses on application. The development plots also benefit from a Local Development Order (LDO) enabling the development of the serviced plots with simplified planning\*

Sector 11 is 0.32 hectares, levelled and serviced ready for development.

The access roads, footpaths and cycleways have been built to CEEQUAL 'Very Good' standards.

The plot is available for disposal on a long leasehold interest of 250 years subject to a ground rent and development agreement. Terms are negotiable please contact [info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk) to arrange a viewing and for further details.

Aerohub Business Park is part of an Enterprise Zone meaning qualifying business may be eligible for business rate relief of 100% in year 1&2, 75% in year 3 and 50% in year 4.

Enhanced capital allowances are also available in specific areas of the business park. Businesses can claim tax relief of 100% in the first year towards plant and machinery.

The entire park is covered by a Local Development Order which provides streamlined planning status for B1, B2 and B8 development, reducing times, costs and risks for developers and occupiers. Find out more [here](#)

Investment support may be available to qualifying businesses from the Cornwall & Isles of Scilly Investment Fund and Aerospace Cornwall, a sector support project.

## Details

Under the Money Laundering Regulations 2017, Cornwall Development Company will require any prospective tenant to provide proof of identity along with any associated documents which will be shared with the landlord.

## Disclaimer

Cornwall Development Company Limited 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

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