

# Plot 7 Aerohub / Development Plot



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

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**Rent:** £695,000

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### 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, rate relief and enhanced capital allowances

The Aerohub Business Park is next to Cornwall Airport Newquay. It is one of the UK's largest designated Enterprise Zones with potential business rates relief and enhanced capital allowances for qualifying businesses. The development plots also benefit from a Local Development Order (LDO) enabling the development of the serviced plots with simplified planning\*

Plot 7 is 1.26 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 to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Cornwall Development Company Limited for themselves and for the Vendors or Lessors of the property whose Agents they are, 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; 3) No person in the employment of Cornwall Development Company Limited has any authority to make or give any representation of warranty in relation to this property. SUBJECT TO CONTRACT.

