

# Unit 5 HMRBP / Industrial Workshop



## Unit 5 HMRBP / Industrial Workshop

**Marine Renewables Business Park West (Hayle), North Quay, Hayle, Cornwall, TR27 4DD**

---

**Rent:** £18,000 per annum exclusive

---

### Get in touch

01872 322800

[info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk)

## Summary

The Marine Renewables Business Park West is located at Hayle Harbour and offers 14 office and industrial units to let, aimed at marine renewables and marine technology businesses.

Marine Renewables Business Park West (Hayle) is a high-quality business park which has been built to support marine renewable and marine technology businesses.

Hayle Marine Renewables Business Park is a high-quality business park which has been built to support marine renewable and marine technology businesses. Unit 5 is part of terrace of 7 industrial units.

### **Key features:**

- 251 Sqm
- Fibre broadband
- Full height roller shutter doors
- Separate pedestrian access
- Three phase electricity connection is available
- Services – Main gas, electric and water
- W/C & shower facilities
- Parking
- BREEAM excellent
- Energy Performance Asset Rating – A
- Ground floor office
- 50 sq m mezzanine
- Close to Hayle town centre and excellent access to the A30

In addition to the rent the tenant will pay a maintenance rent which will facilitate the running and upkeep of the estate.

To arrange a viewing please contact [info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk)

### **Benefits on locating your business at Marine Renewables Business Park West**

It is home to a cluster of marine renewables and marine tech businesses including Wave Hub Ltd, which manages offshore test sites to advance the development of offshore renewable energy technologies.

Locating at Marine Renewables Business Park West is an opportunity to be at the heart of Cornwall's growing marine renewables and marine technology supply chain sector.

And there is access to a range of South West test facilities including the University

of Plymouth's wave tank in their COAST laboratory; FaBTest, the fully consented offshore test area in Falmouth Bay, and Exeter University's Dynamic Marine Component Test Facility (DMAC) at Falmouth.

### **Location**

The Marine Renewables Business Park West is located in the North Quay area of Hayle Harbour, and offers quayside access to the sea.

It is well placed close to the A30 which provides access to Cornwall's major towns, the M5, A38 and national road network.

Cornwall Airport Newquay is less than an hour away with daily flights to London Heathrow (journey time 1hr 10mins) as well as regular services to other major UK and European cities.

Mainline rail services to London Paddington are available at Hayle Railway Station, less than half a mile away.

### **Details:**

Business rates are applied to occupiers of units at Marine Renewables Business Park West (Hayle). We recommend you make your own enquiries with the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)).

New leases are available directly from the landlord Cornwall Council, with terms to be agreed. All figures quoted are exclusive of VAT which is applicable. Please contact [info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk) to find more about the terms available.

To comply with ERDF rules potential tenants will be required to complete a tenant application form, a SME declaration and provide details of any other public funding their business has received.

Assistance can be provided to applicants should they require it.

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.

