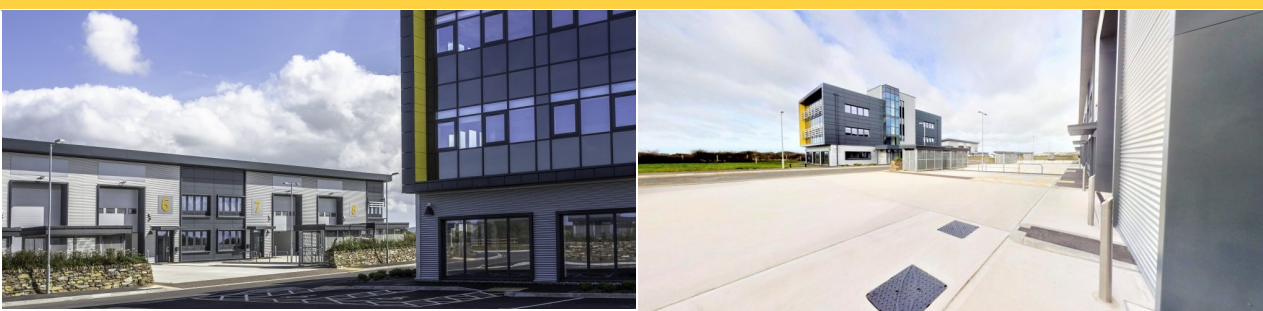


Office 7 Sector 2 / Office



Office 7 Sector 2 / Office

Aerohub Business Park Newquay TR8 4JZ

Rent: £13,800 per annum exclusive

Get in touch

01872 322800

info@choosecornwall.co.uk

Summary

Sector 2 is a brand new flagship gateway development at the entrance to Aerohub Business Park, at Cornwall Airport Newquay. Aerohub Business Park Phase 1 is part-funded by the European Regional Development Fund.

Sector 2 is a brand new flagship gateway development at the entrance to Aerohub Business Park, at Cornwall Airport Newquay. There are nine high quality offices and eight light industrial units to let. Located within the Enterprise Zone, business rates relief may be available for qualifying businesses.

Office 7 is a brand new office suite located on the second floor of the Chi an Lorell building at Sector 2. Chi an Lorell provides a total of 807 sqm of Grade A accommodation across nine suites on three floors.

Chi an Lorell is finished to a high standard and facilities include kitchen on each floor, W/C and shower facilities, excellent natural light throughout, attractive landscaping and parking.

Key features:

- 107 sqm
- Passenger lift to all 3 floors
- Fibre broadband
- Shared modern kitchen and shower facilities
- Individually alarmed
- Intercom access
- Electric, water and heating
- Parking available
- BREEAM excellent
- Energy Performance Asset Rating – A

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

To arrange a viewing please contact info@choosecornwall.co.uk

Details:

Business rates are applied to occupiers of units in the Sector 2 building. The Valuation Office has currently applied a rateable value of under £12,000 for each unit. Therefore occupiers can apply for 100% small business relief, providing this is their sole commercial premises. The Business Park is also 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. This could be a saving of up to £32,000 over the 4-year period, based on estimated Rateable Value.

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 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 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.

