



Incentives Available

**To Let**

**£17,000 pax**

Office 4 Chi an Lorell, Sector 2, Aerohub Business Park,  
St. Mawgan, Newquay TR8 4RZ

109.5 Sq M  
(1,179 Sq Ft)

## Summary

- Modern development of office accommodation
- High quality office suites
- Ideal location close to Cornwall Airport Newquay and A30 / A38
- Major growth area
- Business rates relief for qualifying companies
- Other incentives available

### Location:

Newquay is one of the fastest growing towns in the South West with an increasing population, large amounts of investment; both residential and commercial, and Cornwall Airport Newquay. The Cornish town is fast becoming a hub for business growth. These factors along with a thriving tourism industry, beautiful beaches and landscapes makes Newquay an ideal and productive place to live and work.

The Aerohub Business Park is located just 4 miles from Newquay town centre and adjacent to Cornwall Airport Newquay alongside the A3059. The A30 dual carriageway is 5 miles to the east and provides excellent access other towns in Cornwall, Exeter, the M5 Motorway and the rest of the UK.

Cornwall Airport Newquay provides flights to London (45 min journey time) as well as regular services to other major UK and European cities. Bodmin Parkway Station is a 20 min drive away and provides mainline services to London Paddington (4 hour journey time) and other UK cities.

### Description:

Sector Two provides office and industrial accommodation within three separate blocks. The office building provides a total of 8,692 sq ft of Grade A accommodation comprised of nine separate suites on three floors. The office building is finished to a high standard and facilities include; reception area, kitchenettes on each floor, W/C and shower facilities, excellent natural light throughout, attractive landscaping and parking. Aerohub Business Park Phase 1, known as Sector 2, is part-funded by the European Regional Development Fund. Therefore, occupiers must be Small and Medium Sized Enterprises (SME's).

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
<b>Total</b>	109.5	1,179

### Service charge:

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

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

A (18)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £14,000 for Office 4, local council reference 26133102060400.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The premises are available by way of new lease direct from the landlord for a term of 6 years with a mutual rolling break option following an initial 12-month period upon giving 3 months' notice. A deposit equivalent to 3 months' occupation charge will typically be required for new lettings.

### Legal fees:

The ingoing tenant to contribute £350 towards the landlords legal fees.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

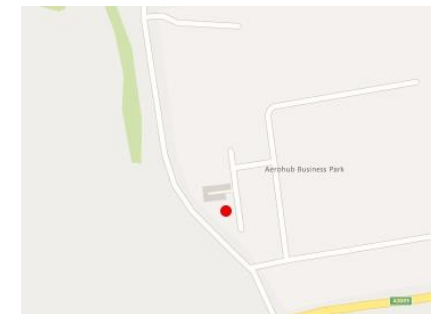
The property has been elected for VAT and will be chargeable on all outgoing.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

#### Morwenna Pound

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#### Main office

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