



**To Let**

£30,000 per annum

Unit 1 Sector 2, Aerohub Business Park, St  
Mawgan, Newquay, Cornwall, TR8 4JZ

2,546 Sq Ft  
(236.5 Sq M)

## Summary

- Last unit remaining
- Modern development
- High quality modern industrial units
- Ideal location close to Cornwall Airport Newquay and A30 / A38
- Major growth area and location of Spaceport Cornwall and Virgin Orbit

### 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. This Cornish town benefits from 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:

The unit has been developed to a modern standard to provide a full height roller shutter door, separate pedestrian access, three phase power, w/c facilities, yard space and parking.

This semi-detached unit offers office space with good lighting from the windows on both floors, separate access from the industrial section.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement 2<sup>nd</sup> Edition.

	sq m	sq ft
<b>Total</b>	236.5	2,546

### Maintenance Rent:

A 20% maintenance charge of £6,000 is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

### 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.

### 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 £30,250, therefore making the approximate Rates Payable £15,095 per annum for 2026/27.

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

### Legal fees:

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

### VAT:

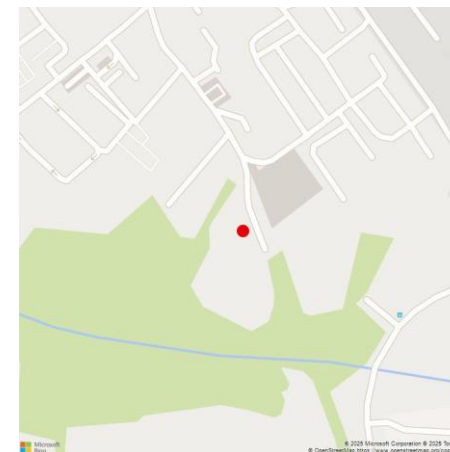
All figures quoted are exclusive of VAT.

### 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

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