



TO LET. Q2 2023

**13 HIGH SPECIFICATION CONTEMPORARY WORKSPACES
1,500 - 2,350 SQFT FEATURING MEZZANINE LEVELS**

NEW DEVELOPMENT

TWO SPECIFICATIONS AVAILABLE



SPACE2WORK REDRUTH - THE PARK

BUILT FOR BUSINESS

Space2work develop award winning business estates.
We're proud to launch the latest addition to our portfolio,
Space2work Redruth - The Park.

Completing Q2 2023.



Awarded to Space2work Redruth



DESIGNED & BUILT FOR SMEs

Newly developed workspace designed and built for SMEs. Operated by Space2work with a simple, fair and flexible approach, delivering great spaces, simple leases, and quick access - so you can focus on running your business.



THE DEVELOPMENT



13 high specification contemporary workspaces ranging from 1,500 – 2,350sqft featuring mezzanine levels.

Space2Work Redruth – The Park is the latest in our range of award-winning workspace developments. High quality multi use space comprised of eight 1,500sqft and five 2,350sqft workspaces, inclusive of mezzanine levels available in base and premium specifications to suit the nature of your business.

Our unique position as developer, owner and operator allows us to be more innovative and create higher quality cost effective space which delivers a better product and service to our tenants. Our aim is to set the benchmark in the workspace sector.

We have a long-established track record in developing high quality business space in the South West and this development represents another move forward in providing the highest quality workspace for business.

s2w-warminster.uk

space2work.uk





Workspaces Available

- 1 – 4 1,500sqft Inc Mezzanine Level
- 5 – 9 2,350sqft Inc Mezzanine Level
- 10 – 13 1,500sqft Inc Mezzanine Level



Location Details

Space2Work Redruth – The Park is located at Scorrier, near Redruth and forms part of the larger scheme known as ‘Cornwall Business Park’. The site lies 1.5 miles to the east of Redruth town centre and approximately 7 miles west of Truro just off the A30 at Scorrier.

The Cornwall Business Park site abuts the A30 and is dissected into two separate areas (Cornwall Business Park East & Cornwall Business Park West) by the Paddington to Penzance main railway line. The site is strategically located in relation to the principal population centres of Camborne, Pool, Redruth and Truro, and the wider areas of west and central Cornwall.



**BUILT FOR BUSINESS
BUILT FOR YOU.**



P Premium

THE WORKSPACE

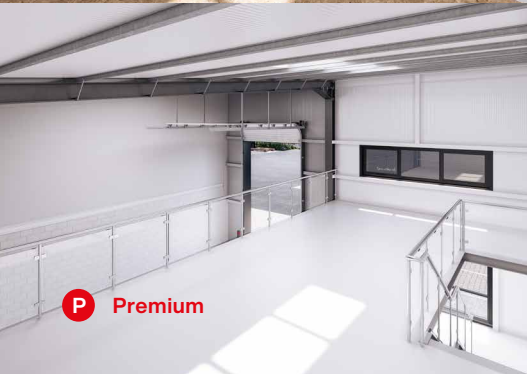
Our multi use workspaces are available in base and premium specification to suit the nature of your business.

Space2Work aim to develop premium workspace for the modern business and be the leading provider in this sector of the market.

Space2work Redruth – The Park is the next stage in our development of versatile business space. Designed with quality, style, and innovation in mind the development is designed to complement the high standards you aim for in your own business and incorporates sustainable technologies like solar cells and electrical vehicle charging facilities.

The workspaces are designed to suit a wide range of businesses and the choice of premium or base specification allows you to select a fit-out that reflects your budget. The premium specification is ideal where you have higher customer facing requirement, trade-counter or showroom space and want to create an image for visitors. The base specification is ideal for warehouse or typical light industrial usage.

Get in touch and let's start the journey to your perfect workspace now.



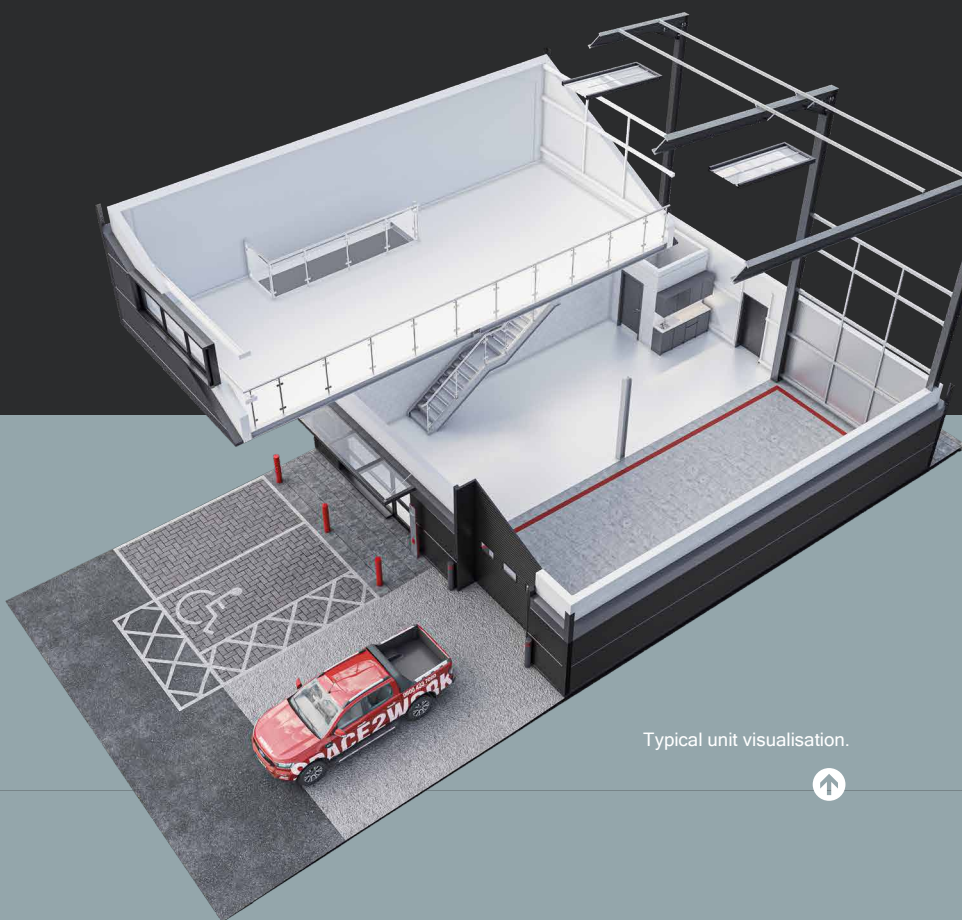
WORKSPACES AVAILABLE:

1,500 SQFT - 2 FIT OUT OPTIONS

*2,350 SQFT - 2 FIT OUT OPTIONS

*Limited Availability

CALL NOW TO SECURE YOUR PLACE 0800 433 7000



Typical unit visualisation.



Key Features

Site

- Solar PV integrated roof system
- Electric vehicle charging points
- Superfast broadband available
- CCTV
- Cycle store

Ground Floor

- 6m eaves height
- 5m roller shutter doors
- Power floated concrete floors
- LED lighting
- 3 phase power supply
- 100-amp phase board
- Unisex disabled toilet
- Contemporary kitchenette

Specification Options

- Base specification as shown left. Ideal for warehouse or typical light industrial usage
- Premium specification suitable for extended office, display and showroom use also includes:

Resin floors to reception and mezzanine

Glass balustrade & premium handrail

Finished mezzanine ceiling with recessed lighting

Extended high gloss kitchenette with feature lighting.

Terms

Terms and viewings are available on request directly from our team or our joint agents detailed on the back cover.





**WHATEVER
YOUR
BUSINESS
SPACE
NEEDS
WE'RE
HERE
TO
MAKE
IT
HAPPEN**

**CALL OUR TEAM NOW
ON 0800 433 7000**



Space2Work



Space2Work



Space2work has been providing businesses like yours with inspirational, flexible workspace solutions for more than two decades.

We share the passion and entrepreneurial spirit that characterises our clients and we offer workspaces that are tailored to fit your needs.

Our simple, fair and flexible approach delivers great spaces, simple leases, and quick access to your new workspace, so you can focus on running your business.

We help make your vision a reality by delivering the right space for your business to grow.



Why Choose Space2Work as Your Workspace Provider?

Dedicated Support Team

From your initial search to completing the formalities, moving in and throughout the term of your occupation our dedicated in-house team are there to ensure things run smoothly, so you can focus on the important things in your business.

Straight Talking

We deal with our customers in the way we like to be treated.

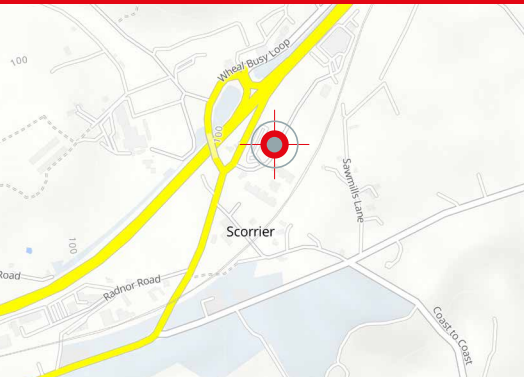
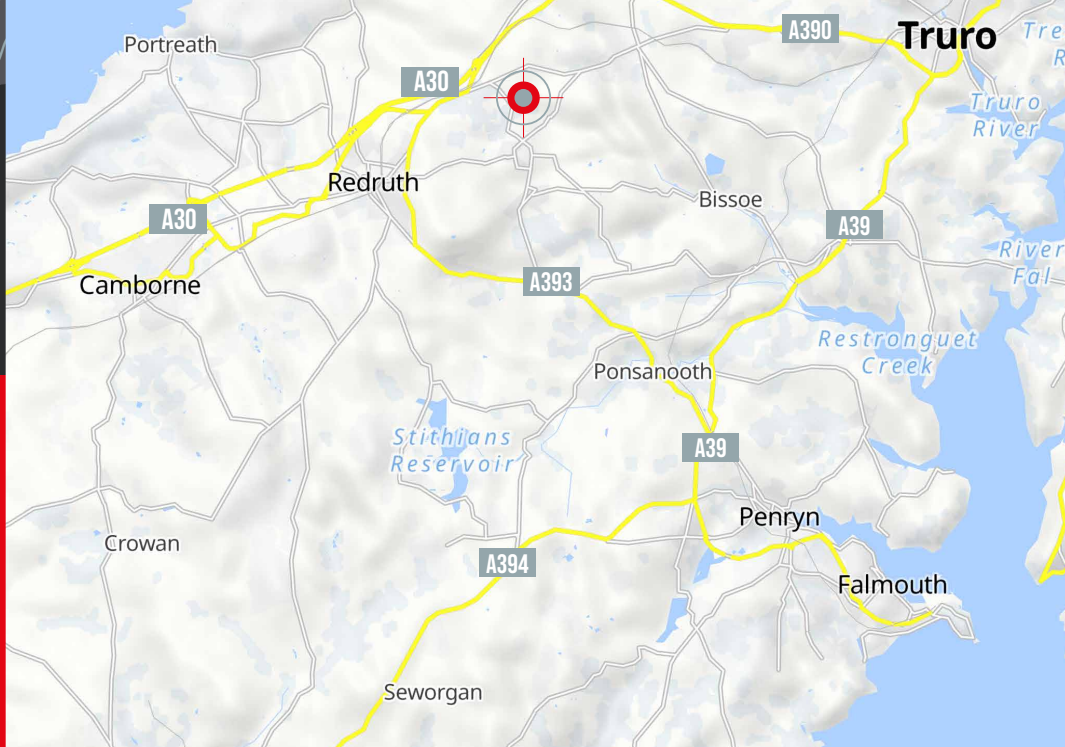
We provide great space, simple leases, quick access and ongoing support from our in-house management team.

Setting The Standard

Whatever we're doing, we aim to be best in class. We are committed to the best practice in our sector.

We strive to provide the best workspace offering in the market and the best service to our customers.

www.space2work.uk



SPACE2WORK REDRUTH - THE PARK
CORNWALL BUSINESS PARK WEST, SCORRIER, TR16 5EZ
S2W-REDRUTH-THEPARK.UK



SCAN TO VIEW MICROSITE

Contact our team now, we'll be delighted to help.

0800 433 7000
INFO@S2W.UK

www.space2work.uk

Business Centre Manager
01209 500550

Space2Work

Space2work is a trading name of Bauer Group Limited



BAUER GROUP

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