

## **Ikonek Prow Park, Treloggan Industrial Estate, Newquay, TR7 2SX**



### **NEW COMMERCIAL UNITS IN EXCITING NEW DEVELOPMENT AT PROW PARK - FLOOR AREA RANGING FROM 150 SQ FT TO 780 SQ FT OVER GROUND AND FIRST FLOORS.**

- New food court coming to Prow Park soon
- Exciting opportunity for local businesses
- Class E Consent - mixed use
- Units to let - varying sizes, starting from 259 sq ft
- Register interest now!
- Outside seating area adjacent to duck pond at ground level
- Popular industrial estate at Treloggan
- Ample car parking
- Balcony seating area at first floor level

## **Prices from £375 plus VAT, per month**

## WHAT IS IKONEK?

Derived from the Cornish word for "iconic," Ikonek represents boldness, originality, and a vision for the future. Ikonek is where Cornwall's most exciting and memorable new businesses will grow and prosper in a thriving community of local startups and much-loved Cornish brands.

### Sustainable, flexible and modern

Ikonek offers 15 recycled and repurposed shipping container units—an innovative approach to workspace that's both environmentally responsible, practical and stylish. All units boast Class E planning use, which gives tenants extraordinary flexibility:

- Class E allows for a mix of retail, food & beverage, office, health and fitness, studio, and even specialist uses (think bakeries, yoga, galleries, tech, and more)—all eligible under one simple lease.

### A Buzzing Newquay Box Park

With significant interest from food and drink operators, as well as visionary retailers, Ikonek is rapidly emerging as Newquay's iconic "box park" destination to be enjoyed by residents and visitors looking to enjoy street food, unique cafes, pop-ups, and creative studios. Plus, our future plans will only add to Ikonek: live music, local bands, comedy nights, markets, and community gatherings—making Ikonek a true year-round hotspot, with community spirit at its heart.

### Unit Options to Suit Every Iconic Idea

Unit Type Size (sqm/sq ft) Description Rent (pcm + VAT)

Starter Pod 12.73/137 The perfect plug-and-play platform for crafters, and artisans £375

Standard Container 24.10/259 40ft shipping container — great for food, retail or creative uses from £600

Double Container 52.77/568 Two units combined for flagship restaurants, studios & more from £1,000

Service charge and landlord's insurance apply. Full lease terms upon request.

### Prow Park – The Heart of Business Village Life

Set in Prow Park Business Village—the home of over 100 independent and established businesses including Newquay Self Storage and Prow Park Car Spa—Ikonek benefits from a thriving, friendly community atmosphere. Prow Park has built a reputation as one of Cornwall's most accessible, collaborative and original business locations—ideal for creative minds, hip startups, and established brands ready to make their mark.

### Why Choose Ikonek?

- Be Iconic: Make your business unforgettable by joining Cornwall's most talked-about new destination.
- Flexible for the Future: Move in with a concept, grow, and evolve—all under one lease, all in the same place.
- Sustainable Story: Impress customers who value style and planet with spaces crafted from upcycled shipping containers.
- Vibrant Year-Round: Day, night, and all seasons—Ikonek is designed to be Cornwall's energetic business & leisure hub.
- Creative Community: Connect with entrepreneurs, makers, chefs, therapists, designers—and Newquay's wider business family.

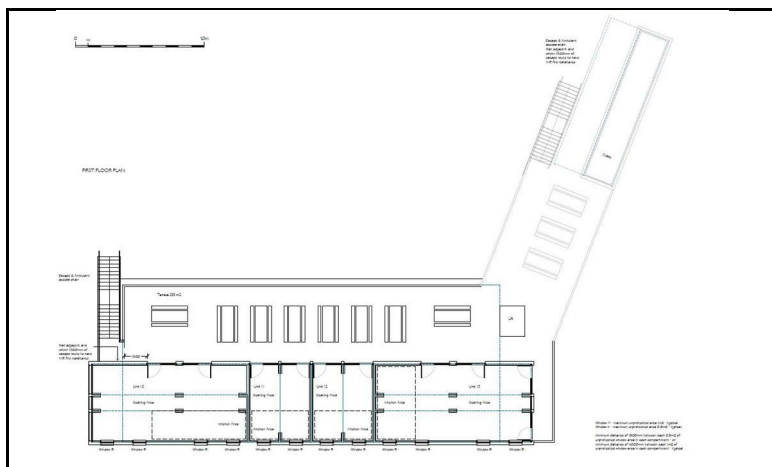
### Book Your Place at Ikonek

Demand is high and anticipation is building.

Contact us today for viewings, full details, and to claim your spot at Newquay's most exciting new address.

## LEASE

More information available on request.



# Start & co

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