



**Sector 2**  
Aerohub Business Park  
Newquay



**European Union**  
European Regional  
Development Fund



**CORNWALL**  
**COUNCIL**  
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**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol



**To Let**

From £17,000 pax

Office 6, Chi An Lorell (Satellite House), Sector 2, Aerohub  
Business Park, St Mawgan, Newquay, Cornwall, TR8 4RZ

1,241 Sq Ft  
(115.3 Sq M)

## Summary

- New development of office and industrial accommodation
- High quality office suites
- Ideal location close to Cornwall Airport Newquay and A30 / A38
- Major growth area and location of Spaceport Cornwall
- 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 4 flights per days to London Heathrow (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.

Spaceport Cornwall who have partnered with Virgin Orbit are based on the Aerohub Business park site providing space launch facilities eventually creating 480 jobs and contributing £25 million a year to the local economy.

### 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; a 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	Rent (pax)
Office 6	115.3	1,241	£17,000

### Maintenance Rent:

The tenant will pay a maintenance rent of £3.50 per sq ft 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:

The property has a rating of 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 Values is £13,750 from the 1<sup>st</sup> April 2023, local council reference 26133102060600.

### Terms:

A new lease is available direct from the landlord at the rental levels mentioned above on a six year lease with a rolling mutual break option after 12 months, subject to three months notice. Rental incentives are available.

### Legal fees:

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

### VAT:

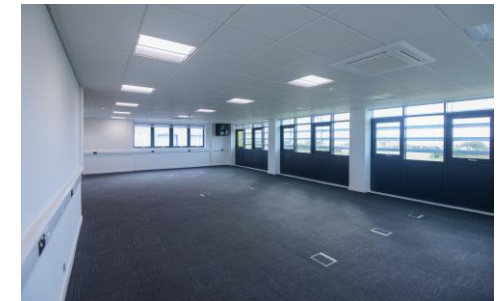
All figures quoted are exclusive of VAT.

### 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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