

Space to Fly Place to Grow

Aerohub Business Park

Newquay Cornwall Airport

Be part of Cornwall's exciting Enterprise Zone and one of the largest planning-free sites in the UK.



Phase 1 Plots available now

- 72 acres (29 hectares) of development land
- Set to be fully serviced by summer 2015

Innovative and Expanding Businesses

Less than 4 miles from Newquay town centre, and adjacent to the Newquay Cornwall Airport, is the Aerohub Business Park site. Situated within a massive 861 acre airport site, Aerohub is now developing several sites to house innovative and expanding businesses. With three airside Development Zones, a Business Park, and a brand new Southern Access Road connecting it all together, Aerohub will provide excellent foundations for any company looking to grow.

90 Acre Business Park

The 90 acre Business Park at Aerohub is open to businesses from all sectors.

Planning Freedom

The Business Park benefits from a Local Development Order, which allows for B1, B2 and B8 planning-free development for 25 years, covering future expansion or alterations. This planning freedom means businesses can reduce risks associated with traditional planning, such as timings and costs. This will result in a high-quality, purpose built environment that will meet the needs of today's knowledge-based businesses.

Aerohub Business Park Benefits:

- Excellent connectivity
 - Adjacent civilian airport - 3 daily flights to London Gatwick with additional services to Manchester, Belfast, Birmingham, Edinburgh, Dusseldorf, Liverpool and Newcastle
 - 5 miles from the A30
 - Convenient local transport links
- Enterprise Zone benefits
 - Business rates discounts of 100% relief for 5 years
 - A planning free environment which reduces start-up costs, time and risk
 - Superfast Broadband connectivity with Fibre To The Premise speeds of up to 100Mbps
 - 25 years of investment commitment by the Government
- Located amongst a growing aerospace and manufacturing cluster
- Design & build and funding packages available
- Availability of local skills
- Enviably Cornish location (5 miles from the sea)

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at Newquay Cornwall Airport



The Development Plots

Fully serviced and accessible development plots are available in the first phase of development.



Aerohub Business Park plots will benefit from the following:

- Access roads, footpaths and cycleways CEEQUAL excellent.
- High quality public realm works to the site entrance, extensive landscaping and planting.
- Sustainable drainage to include SUDS ditches to provide surface water drainage to the road and wetlands basins.
- Surface water connections to the plots.
- Mains foul drainage to the perimeter of the plots and with an off-site connection.
- Service trenches and associated infrastructure/ducting (includes Superfast Broadband connections).
- Each plot has access onto main estate road.
- Full plateauing level with access road entrance point.
- The plots will be sold on long leases (250 years) on building agreements.
- Several cost options available including land purchase and third party development lease or purchase.

For further details, contact:

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72 ACRES OF DEVELOPMENT LAND



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