



NEWLY DEVELOPED INDUSTRIAL SPACE
IN THE HEART OF CORNWALL

BREEAM CERTIFIED HIGH SPECIFICATION

REDRUTH ENTERPRISE PARK

BUILT FOR BUSINESS



Space2Work





DESIGNED & BUILT FOR SME'S

Newly developed business space designed and built for SME's. Operated by space2work with a simple, fair and flexible approach, delivering great spaces, simple leases and quick access - so you can get on with running your business.



HYBRID
INDUSTRIAL
OFFICE
SPACE
2
WORK



Redruth Enterprise Park offers 14 high quality Industrial units of 2,500 & 3,500 sqft.

Located on Cornwall Business Park West, adjacent to the Scorrier junction of the A30. Built to the Breeam Excellent build certification in Partnership with the European Regional Development Fund they offer an unrivalled space to work in the heart of Cornwall.

High specification workspaces for Cornwall's next generation of businesses. Created by South West specialists with an established long term commitment to investment & development in the region.

space2work.co.uk

We focus on the building so you can focus on your business. The following services are included in your rent:

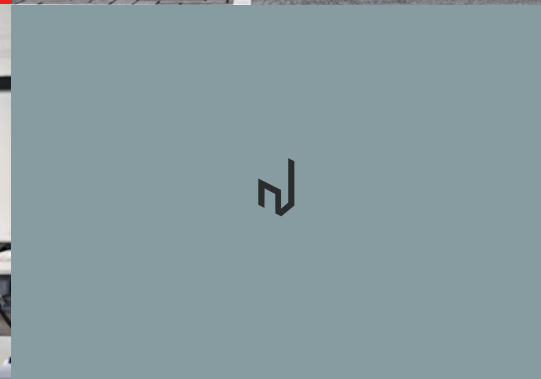
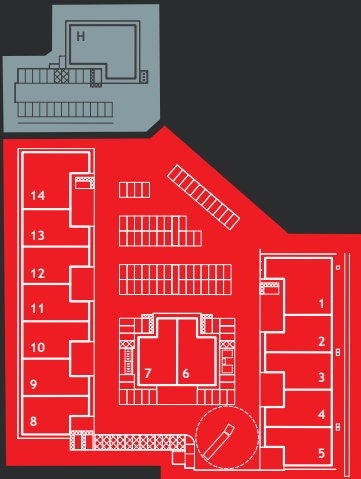
- Maintenance of the building exterior (Roof, Walls, Windows, Roadways & Access ways)
- Maintenance of all landscaped areas
- CCTV Security system
- Cleaning of all common areas within the estate & buildings exterior



REDRUTH ENTERPRISE PARK

- 2,500 & 3,500 SQFT UNITS
- HIGH QUALITY
- BREEAM EXCELLENT CERTIFIED
- LOCATED ON THE SCORRIER A30 JUNCTION
- NEWLY DEVELOPED
- OPERATED BY SPACE2WORK

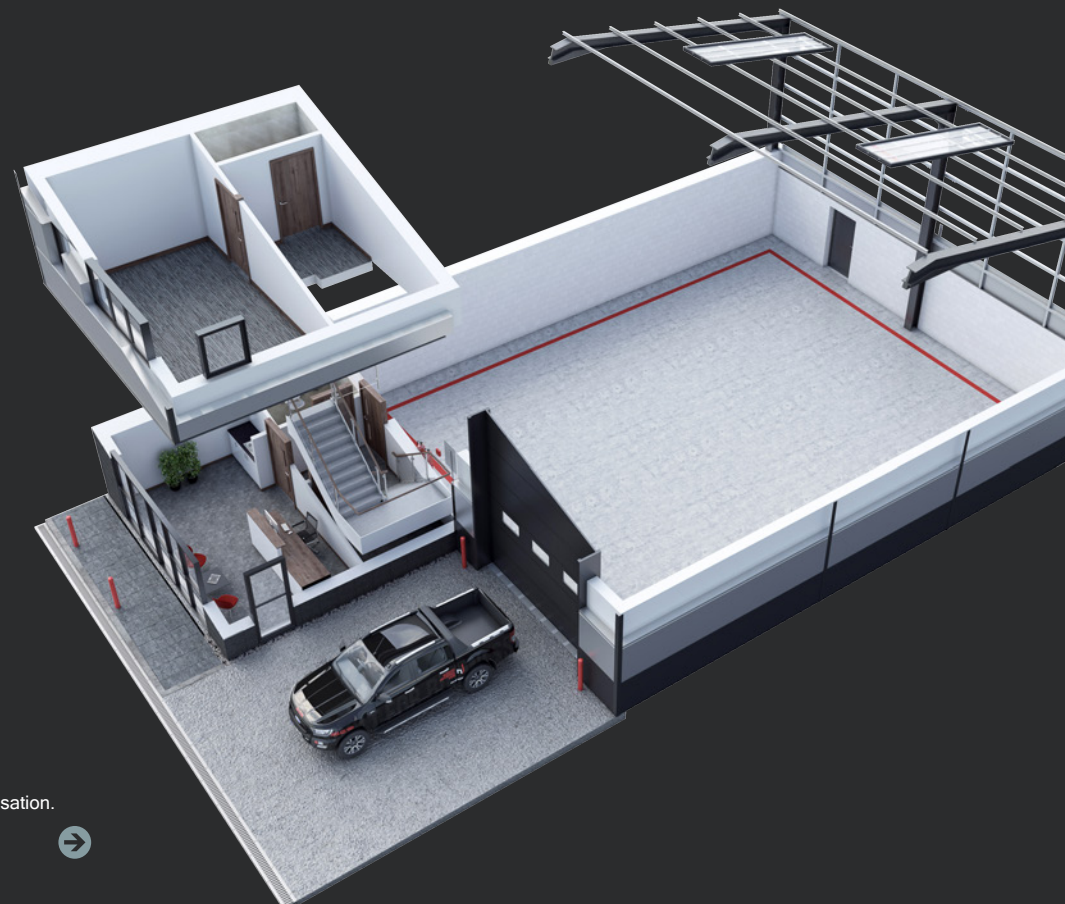
Redruth Enterprise Park
Site Plan.



Building Specification:

Production area:
6.9m Clear Height.
Power Floated Concrete Floors.
LED Lighting.
3 Phase Power Supply.
100AMP Phase Board.

Office area:
Suspended Ceiling
with LED Integral Lighting.
Heating & Small Power.
Kitchen Area.
Unisex / Disabled Toilet
Facilities.



Typical unit visualisation.





REDRUTH ENTERPRISE PARK

- 2,500 & 3,500 SQFT UNITS
- HIGH QUALITY
- BREEAM EXCELLENT CERTIFIED
- LOCATED ON THE SCORRIER A30 JUNCTION
- BRAND NEW PURPOSE BUILT
- OPERATED BY SPACE2WORK



NEWLY DEVELOPED INDUSTRIAL SPACE IN THE HEART OF CORNWALL



LOCATION
REDRUTH ENTERPRISE PARK
CORNWALL BUSINESS PARK WEST
SCORRIER, REDRUTH
TR16 5EZ

SPACE2WORK
BAUER GROUP LTD
0800 433 7000
SPACE2WORK.CO.UK

WHATEVER
YOUR
BUSINESS
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NEEDS
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TO
MAKE
IT
HAPPEN

CALL OUR TEAM NOW
ON 0800 433 7000

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JAD

Space2Work

BAUER GROUP



European Union
European Regional
Development Fund

Redruth House is a development by JAD Developments (Redruth) Ltd with support from Montgomery Property Group and funding from the European Regional Development Fund.



REDRUTH
HOUSE

**NEWLY DEVELOPED CONTEMPORARY
SERVICED OFFICE SPACE IN THE HEART OF CORNWALL**

BREEAM CERTIFIED

HIGH SPECIFICATION



REDRUTH HOUSE

BUILT FOR BUSINESS



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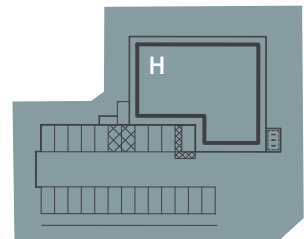




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Redruth House Site Plan. Access is via Redruth Enterprise park (right)



**SERVICED
OFFICES**
**SPACE
2
WORK**



Redruth House offers 14 high quality serviced offices spaces with shared reception, meeting facilities and allocated parking,

Located on Cornwall Business Park West, adjacent to the Scorrier junction of the A30. Built to the Breeam Excellent build certification in Partnership with the European Regional Development Fund they offer an unrivalled space to work in the heart of Cornwall.

Light, fresh, dynamic workspaces for Cornwall's next generation of businesses. Created by South West specialists with an established long term commitment to investment & development in the region.

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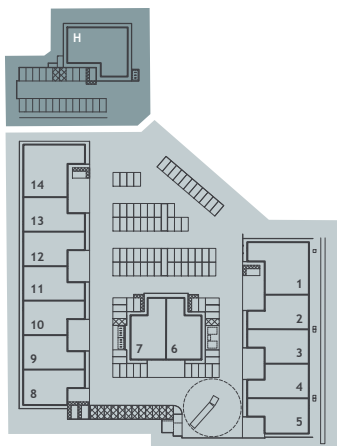
We focus on the building so you can focus on your business. The following services are included in your rent:

Fully Furnished Ready To Work Office Suites. High Speed Broadband Connection. Heat, Light & Power. Shared Meeting Room Facilities, Reception Facilities & Kitchen. Daily Cleaning. Allocated Parking. Bike Store.



BUILT FOR BUSINESS

Redruth Enterprise Park
Site Plan.



REDRUTH HOUSE

- 14 SERVICED OFFICE SUITES
- NEWLY DEVELOPED
- HIGH QUALITY, BREEAM CERTIFIED
- LOCATED ON THE SCORRIER A30 JUNCTION
- AVAILABLE OFF PLAN NOW



Ground floor visualisation.





REDRUTH HOUSE

- 14 SERVICED OFFICE SUITES
- NEWLY DEVELOPED
- HIGH QUALITY, BREAM CERTIFIED
- LOCATED ON THE SCORRIER A30 JUNCTION

- AVAILABLE OFF PLAN NOW



NEWLY DEVELOPED CONTEMPORARY SERVICED OFFICE SPACE IN THE HEART OF CORNWALL



LOCATION

REDRUTH HOUSE
REDRUTH ENTERPRISE PARK
CORNWALL BUSINESS PARK WEST
SCORRIER, REDRUTH, TR16 5EZ

SPACE2WORK

BAUER GROUP LTD
0800 433 7000
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**SMART
COMMERCIAL
PROPERTY**

REDRUTH ENTERPRISE PARK AND REDRUTH HOUSE,
Business Park West, Scorrier, Redruth, TR16 5BN

BLOCK A - £10.00 per sq. ft (inclusive of service charge)

Unit	GIA sq. m	GIA sq. ft	Annual Rental
1	325	3,500	£35,000
2	235	2,530	£25,300
3	235	2,530	£25,300
4	235	2,530	£25,300
5	235	2,530	£25,300
6	235	2,530	£25,300
7	238	2,561	£25,600

BLOCK B

Unit	GIA sq. m	GIA sq. ft	Annual Rental
8	238	2,561	£25,600
9	238	2,561	£25,600

BLOCK C

Unit	GIA sq. m	GIA sq. ft	Annual Rental
10	238	2,561	£25,600
11	235	2,530	£25,300
12	235	2,530	£25,300
13	235	2,530	£25,300
14	325	3,500	£35,000

BLOCK D - £20.00 per sq. ft (inclusive of service charge)

Unit	GIA sq. m	GIA sq. ft	Annual Rental
Ground Floor			
1	23.7	255	£5,100
2	17.2	185	£3,700
3	23.7	255	£5,100
4	35.5	382	£7,640
5	28.9	311	£6,220
6	28.9	311	£6,220
7	42.8	461	£9,220
First Floor			
8	23.7	255	£5,100
9	17.2	185	£3,700
10	23.7	255	£5,100
11	35.5	382	£7,640
12	28.9	311	£6,220
13	28.9	311	£6,220
14	42.8	461	£9,220
Meeting Room	12.7	137	£2,740
TOTAL	542	5,835	