

Heart of Cornwall Development Site Commercial

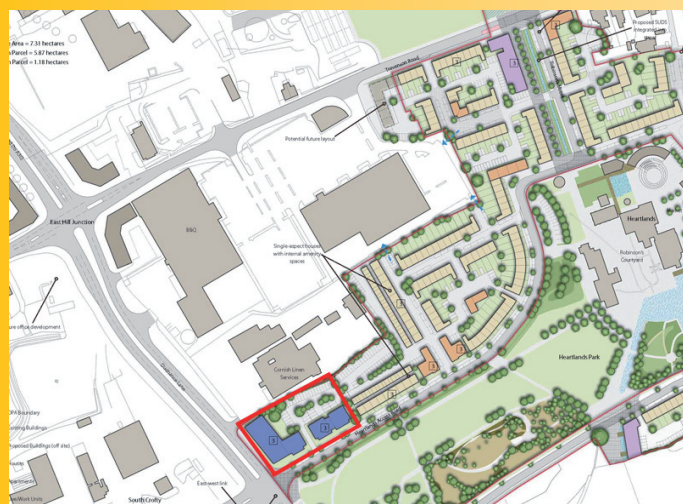
Name	Trevenson Park South Office site
Postcode	TR14 0HX
Site Area Acres/ Hectares	a 1.7/ ha 0.69
Owner	Homes & Communities Agency
Development Site	Yes
Project Leader	Bill Radmore
Timescale	2012/13

Description

Prominent corner site overlooking Heartlands park; a new 8ha £30m heritage & leisure destination due for completion in Winter 2011.

Town Planning Status

Conditional Outline planning consent granted May 2010 for Offices. Site access road under construction for completion Summer 2011.



Development Potential

High profile serviced office sites to suit requirements up to 4400 sqm

Uses/ Floorspace

B1 Offices up to 4400 sqm over three levels with 125 dedicated car spaces.

Known Constraints

Ground investigation required.

Availability

Available from summer 2011, enquires welcome from developers and or/ occupiers.

Agents

Name	HCA's Agent, GVA Grimley Ltd
Address	St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ
Telephone	0117 988 5331
Email	james.petherick@gvagrimley.co.uk
Contact	James Petherick

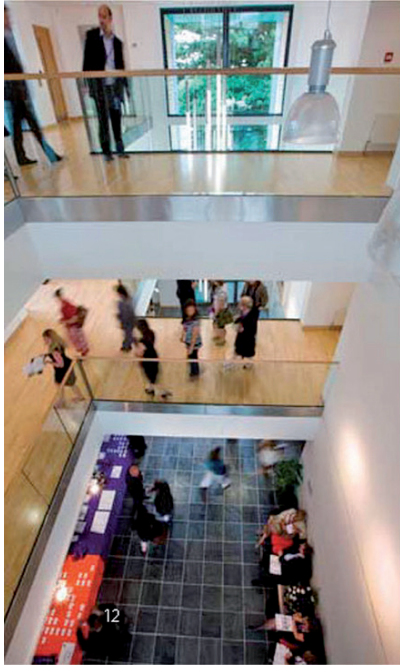
Subject to eligibility and available funds projects may qualify for ERDF funds under the convergence programme if able to demonstrate deliverability by 2013.

Disclaimer

These details are for Information only & whilst we have taken all reasonable measures to ensure their accuracy at the time CPR Regeneration does not warrant or guarantee their accuracy. Invested parties should in all cases satisfy themselves of the accuracy of the details themselves by undertaking their own investigations & making appropriate enquires.

Helping you get started

A wealth of support is available to help businesses make the move to Cornwall, or set up new operations.



Soft Landings

While the business case for relocation is often clear, the costs and complexities can be significant. InvestinCornwall and UK Trade and Investment (UKTI) have put together a soft landings package that seeks to simplify the relocation process and cut some of the costs.

The package includes:

- **Investor Visits** – financial and logistical support to help you plan a visit to the county. Businesses can benefit from funding for internal air fares and expenses for a three day trip to Cornwall, as well as subsidised car rental and / or a member of staff on hand to help with travel to key meetings and to view commercial premises.
- **Rental Assistance** – subsidised rental on commercial premises or rent holidays are available for the first three months, following set up or relocation.
- **Professional Services** – up to £2,000 is available for professional service fees to help manage contracts and ensure tax and labour law compliance – invaluable for businesses setting up in the UK for the first time.

These offers are in addition to the wide range of support already available, such as grant and funding assistance; business support services; recruitment advice and subsidies; coaching and mentoring; access to innovation networks and assistance with locating commercial premises.

** Please note that soft landings eligibility is determined on a client by client basis and some terms and conditions may apply.*

Grants for Business Investment (GBI)

For businesses starting out, relocating or looking to expand an existing ICT or media operation, Cornwall is the only location in England that can offer matched funding grants of up to 50% for SMEs and up to 20% for large companies. This goes towards capital expenditure or salaries.

Strict criteria apply, not least of which is the potential benefit to Cornwall's wider economy. Decisions are typically reached within 6 to 8 weeks.

More details are available from InvestinCornwall.



Pool Innovation Centre, Cornwall

The most competitive tax regime in the G20

The UK government has stated its intention to encourage business investment through creating the most competitive tax regime in the G20. As a key part of this, UK corporation tax is being cut each year to 2014 when the rate will be 23 per cent – the lowest corporation tax rate in the G7.

Ready for business: find the ideal location

For IT and creative businesses, Cornwall has a number of ideal operating locations with space available.

- The Pool Innovation Centre is an £11.9 million development offering some 3,500sq m of high quality office space. It also gives new companies access to a range of central services – including meeting rooms, conference facilities and reception – with a large atrium at its core to encourage networking between tenants.

- The Tremough Innovation Centre at University College Falmouth provides a direct link to the academic expertise, as well as state-of-the-art facilities.