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PREMIUM WORKSPACE

TO LET. Q2 2023. 1,500 - 2,350 SQFT. SPACE2WORK REDRUTH THE PARK

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BUILT FOR BUSINESS
BUILT FOR YOU.

At **Space2work** we create great places for people to work, where small business thrives. **Redruth The Park** is our latest development in Cornwall.

13
Workspaces

1,500 sqft
8 Workspaces

2,350 sqft
5 workspaces



Awarded to
Space2work Redruth
Best Development

2021



Awarded to
Space2work Redruth
Best Marketing

2021



Awarded to
Space2work Warminster
Best Development

2022



Awarded to
Space2work Warminster
Best Marketing

2022



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- New development
- 13 Workspaces
- Light & Premium fit out options
- Pre installed mezzanine levels
- Designed & built for small business

The development comprises 13 high specification workspaces from 1,500 – 2,350 sqft. Featuring pre installed mezzanine levels maximising your space and reducing your upfront costs.

Designed and built for small business, workspaces feature high quality materials, contemporary design, sustainable technologies, premium signage and are available in two fit out levels to suit the nature of your business.





Space2work Light



View Light in 360 VR



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The workspaces are designed to suit a wide range of businesses and the choice of Light or Premium specification allows you to select a fit-out that reflects your needs.

Space2work Light offers cost effective high quality space for warehouse or typical light industrial use and includes the following features:

- 6m eaves height
- 5m roller shutter doors
- Power floated concrete floors
- 3 phase power supply
- 100 amp phase board
- Unisex accessible toilet
- Contemporary high gloss kitchenette
- Mezzanine level with ballustrade



Space2work Premium

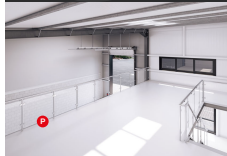
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360°

[View Premium in 360 VR](#)



Space2work Premium is ideal where you have higher customer facing requirement, office, studio, trade-counter or showroom space and want to create an image for visitors.

Premium workspaces include everything in Light plus the following additional features:

- Resin floors to reception and mezzanine
- Glass balustrade & premium handrail
- Finished mezzanine ceiling with recessed LED lighting
- Extended high gloss kitchenette with LED lighting and glass splash back
- Red edge detail to power floated concrete floor area.
- A separate **Premium Plus** glazed bi-fold frontage upgrade is also available for businesses that want to maximise light and effect.



Space2work
Premium Plus

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Space2work
Redruth The Park Impressive, contemporary workspace for the next generation of small businesses in Cornwall.

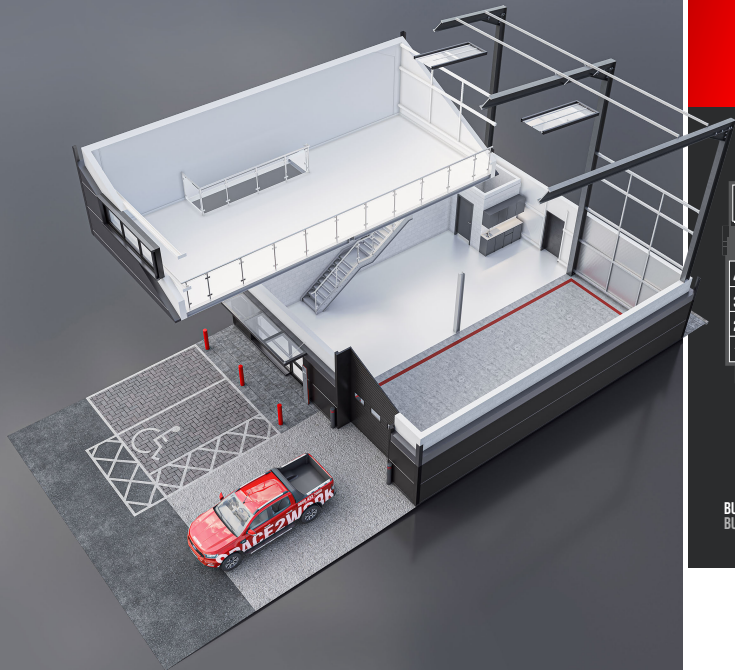
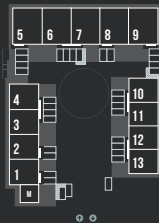
Workspaces available:

- 1-4 1,500 sqft inc mezzanine
- 5-9 2,350 sqft inc mezzanine
- 10-13 1,500 sqft inc mezzanine

[View availability](#)

BUILT FOR BUSINESS
BUILT FOR YOU.

- Development site plan
- Premium workspace 3D View





360°

Experience it in 360 VR

At **Space2work** we design, build, own and operate our own developments as part of our long term investment horizon. Enabling us to invest in and deliver higher quality workspace to you, our customers.

Redruth The Park represents our latest step forwards.

Development features include:

- Solar PV integrated roof system
- Electric vehicle charging points
- Shared meeting room facilities
- Superfast broadband available
- Premium high visibility development signage
- High quality insulated cladding panels manufactured in the UK using British steel
- Remote access CCTV
- Cycle store





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Space2work
Redruth The Park is located at Scorrier, near Redruth and forms part of the larger scheme known as Cornwall Business Park.

The development is 1.5 miles to the east of Redruth town centre and approximately 7 miles west of Truro just off the A30 at Scorrier.

Get directions online

- Cornwall business park west, Scorrier TR16 5EZ



The Cornwall Business Park site abuts the A30 and is dissected into two separate areas (Cornwall Business Park East & Cornwall Business Park West) by the Paddington to Penzance main railway line.

The site is strategically located in relation to the principal population centres of Camborne, Pool, Redruth and Truro, and the wider areas of west and central Cornwall.





Great new workspace isn't complete without fast, efficient, high calibre service and that's what our passionate team of friendly professionals deliver. Looking after everything property to ensure things run smoothly from initial enquiry to full term so you can focus on running your business.

The Space2work team are here to help in any way we can, every step of the way. We own and operate all our developments through a central management team with dedicated on site managers at each location.

Ensuring a safe and effective environment for our customers businesses to operate and grow.



[Learn more online](#)

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Space2work

Premium small business workspace

Get in touch and start the journey to your new workspace today.

Enquire now

Prefer to talk to us?

0800 433 7000

• info@s2w.uk • space2work.uk

Our friendly team are always on hand to answer any questions you may have about Space2work, existing or upcoming developments and any workspace needs you have.

Talk to us about any special requirements and preferences and where ever possible we'll do our utmost to make it happen..

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