

The Plymouth and South Devon (PASD) Freeport is one of twelve Freeports in the UK that have been designated by the government to boost economic growth, create jobs and foster hotbeds of innovation.

With a focus on marine, advanced manufacturing, and technology that supports net zero objectives, the PASD Freeport presents a unique proposition for investment, development and doing business in the South West.



### Innovation Units (Oceansgate)

- Part of the Freeport's innovation campus with close proximity to waterfront access
- Building 1 - c.900ft<sup>2</sup> of flexible floorspace and mezzanine offices
- Building 2 - c. 1200ft<sup>2</sup> of flexible floorspace and mezzanine offices
- Available from January 2026.

The only Freeport with defence innovation capabilities. The site benefits from additional associated security as predominantly Ministry of Defence owned land.

31.9 hectares on the southern edge of Devonport Dockyard. The largest dockyard in Western Europe.



A unique complex of land, industrial buildings, offices, docks, jetties and slipways available for commercial use.

Rare flexibility and ideally suited to support Celtic Sea Floating Wind development, delivery and operations and maintenance.

Prime for defence and marine innovation businesses.

Development and long lease opportunities are available for specific sites, buildings, docks and facilities subject to agreeable terms.



**South Yard**



### Beaumont Way

- Landowner - Plymouth City Council
- c.1.6 ha
- High quality, sustainable work space with service yards
- Unit 1 and 2 – 8,148 ft<sup>2</sup>  
Unit 3 – 11,162 ft<sup>2</sup>  
Unit 4 – 22,216 ft<sup>2</sup>
- Available from late Summer/Autumn 2025.

Plot 1  
outside  
Freeport  
tax site

Plot 2  
1.51  
hectares

Plot 5  
2.27 hectares

Plot 3  
1.13  
hectares

Plot 6  
2 hectares

Plot 4  
Green  
Hydrogen  
Hub

Plot 7

7.91 hectares  
combined

Plot 8

Spine Road

Ley Farm

8.16  
hectares  
outside  
Freeport  
tax site

Spine Road

### Langage Energy Park

- Landowner - Carlton Power
- Comprising eight versatile plots to accommodate a diverse range of occupiers
- Langage Green Hydrogen Hub operational from 2026
- Areas of the site benefit from outline, and full, planning consent
- Existing solar farm adjacent with potential private wires connection to plots
- Carlton Power is open to exploring Joint Venture projects.



### Ley Farm

- Site unlocked through spine road, funded through UK Government as part of the Freeport's seed capital programme
- Ley Farm is 16.12 hectares (with an additional 8.16 hectares available outside the Freeport tax site)
- The site is owned by a private landowner who is open to offers
- Favourable planning policies are in place via the Plymouth and South West Devon Joint Local Plan.

### Sherford

7.9 hectares of versatile greenfield land, south of Langage, ready to support PASD Freeport's regional expertise and the exciting Sherford new community.

### Gateway Policy

Plymouth and South Devon Freeport recognises the importance of maximising additionality to the UK economy by attracting new high value investment within target sectors to the Freeport. These sectors are marine, defence, space, advanced manufacturing, engineering and net zero tech.

### Contact

For more information or to arrange a call or visit to discuss your individual business requirements please contact Ian Cooper, Operations Director via [ian.cooper@pasdfreeport.com](mailto:ian.cooper@pasdfreeport.com) or Eifion Jones, Business Growth and Investment Director via [eifion.jones@pasdfreeport.com](mailto:eifion.jones@pasdfreeport.com) or call **07552 721371**.

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