



**PLYMOUTH**  
CITY COUNCIL



# NEW UNITS TO LET

Completion Autumn 2025

Langage Business Park, Beaumont Way, Plymouth PL7 5FN



Funded by  
UK Government



PLYMOUTH AND  
SOUTH DEVON  
FREEPORT

Building the future  
**UK Freeports**

This new development at Langage South is ideally situated to the east of Plymouth, on the edge of Plympton. The estate has great road connectivity to the A38 Devon Expressway via the Deep Lane junction located immediately to the south of the site. This in turn provides direct access to the city of Plymouth and Cornwall to the west and Exeter and the M5 motorway network to the east.



### Plymouth and South Devon Freepport

Beaumont Way, is part of the Plymouth and South Devon Freepport, and situated within the Freepport's largest tax site at Langage. The primary objective of the PASD Freepport is to encourage new or high growth businesses to the region.

Eligible businesses are required to meet the PASD Freepport's Gateway Policy with the following qualifying criteria:

- Operating within the Freepport's target sectors of advanced manufacturing and engineering, marine, defence, space, and net zero tech.
- Increase in investment and job creation.
- Local businesses are not excluded; however, they must demonstrate significant new economic activity and growth that their current location cannot accommodate.

<https://pasdfreepport.com/gateway-policy/>

Eligible businesses coming into Beaumont Way, as part of the Plymouth and South Devon Freepport,

may benefit from a range of tax benefits and customs measures including:

- 100 per cent relief from business rates for five years
- Zero per cent National Insurance Contributions relief for three years for qualifying employees
- Stamp Duty Land Tax (SDLT) relief
- Enhanced structures and buildings allowances
- Enhanced capital allowance for qualifying plant or machinery
- Simplified customs documentation and delayed payment of duties if selling on to the UK market or zero duties if re-exporting overseas.

Tax benefits and reliefs are available to eligible businesses which locate in the Freepport up to and including 30 September 2031, meaning businesses can be in receipt of reliefs into the mid-2030s.

For further information on the tax and customs benefits please visit <https://www.gov.uk/guidance/freepports> and <https://pasdfreepport.com/>



## DESCRIPTION

Unit 1 and Unit 2 – Semi-detached units each with a gross internal ground floor area of 653sqm (7,028 sq ft) and a flexible first floor of 104sqm (1,119sqft) that can be extended in size. They each benefit from a dedicated parking area and their own service yard arrangement and if required could be occupied as a single detached facility of 1,306sqm (14,052sqft) ground floor with various options for first floor configuration.

Unit 3 – A gross internal ground floor area of 933sqm (10,043sqft) and a flexible first floor of 104sqm (1,119sqft) that can be extended in size. There is a large service yard and parking area specifically allocated to the detached unit.

Unit 4 – A large detached unit with a gross internal ground floor area of 1,890sqm (20,343sqft) and a flexible first floor of 174sqm (1,873sqft) that can be extended in size. There is a large service yard together with separate front of house parking area specifically allocated to the detached unit. The unit has been designed so that if required it could be sub divided into two units in the future.

All units comprise

- Male, female and accessible toilets
- Shower facilities and cycle storage area
- Carpets, LED lighting throughout and perimeter trunking (including power and data sockets) to offices
- Flexible design to allow vertical or horizontal expansion of office accommodation
- Three phase electricity
- Electric Vehicle Charging pods
- 4m x 5m electrically operated insulated loading door with manual override
- High levels of insulation
- Roof mounted solar PV panels
- Solar reflective glass
- External lighting to the yard area
- Recycling zones
- Large yard area to the front and turning for 12.2m (40ft) articulated lorry
- Security alarm systems.

## SERVICES

Mains water, drainage and electricity.

## RENT

Upon application. VAT will be applicable.

## RATES

Business rates to be assessed upon completion of the build.

## ENERGY PERFORMANCE CERTIFICATE

All units are targeting A ratings and will also be targeting BREEAM Excellent and Net Zero Carbon.

## PLANNING

Consent has been granted via planning application reference 4441/21/ARM providing B1, B2 & B8 Use Classes (as later amended/updated by Use Class E).

Prospective tenants are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms. The prospective tenant is responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the premises.

For further information call  
The Planning Department,  
South Hams District Council  
Follaton House, Plymouth Road  
Totnes TQ9 5NE  
01803 861122  
planning@southhams.gov.uk

## SUBJECT TO CONTRACT

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

## FURTHER INFORMATION AND VIEWINGS

Contact Robert McGuffie  
Commercial Property Team  
01752 304627  
email robert.mcguffie@plymouth.gov.uk



