

**EPC A+ rated**



**PLYMOUTH**  
CITY COUNCIL



# NEW UNITS TO LET

756 sqm (8,143sq ft) to 2,100sqm (22,612sq ft)

Beaumont Way, Langage Business Park,  
Plympton, Plymouth PL7 5FN



Funded by  
UK Government



PLYMOUTH AND  
SOUTH DEVON  
FREEPORT

Building the future  
**UK Freeports**

This new development at Beaumont Way 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 Freeport

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

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

- Operating within the Freeport'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://pasdfreeport.com/gateway-policy/>

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

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 Freeport 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/freeports> and <https://pasdfreeport.com/>



## DESCRIPTION

**Unit 2** – A gross internal ground floor area of 932 sqm (10,033sq ft) and a flexible first floor of 102 sqm (1,105sq ft) that can be extended in size. There is a large service yard and parking area specifically allocated to the detached unit.

**Unit 3** and **Unit 5** – Semi-detached units each with a gross internal ground floor area of 654 sqm (7,048 sq ft) and a flexible first floor of 101 sqm (1,095 sq ft) that can be extended in size. They each benefit from a dedicated parking area and their own service yard arrangement. Subject to availability there is the option to combine these units to create a larger single facility.

**Unit 4** – A large detached unit with a gross internal ground floor area of 1,925 sqm (22,615 sq ft) and a flexible first floor of 175 sqm (1,910 sq ft) that can be extended in size. There is a large service yard together with a dedicated parking area specifically allocated to the detached unit. The unit has been designed so that if required it could be subdivided into two units in the future.

All units comprise

- Male, female and accessible toilets
- Shower facilities, lockers 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 barriers to car parks/service yards
- Security alarm systems.

## SERVICES

Water, drainage, electricity and telecoms (Virgin and BT).

## RENT

Upon application. VAT will be applicable.

## RATES

To be assessed. NB eligible businesses may benefit from 100% business rate relief – please refer to the previous page.

## ENERGY PERFORMANCE CERTIFICATE

All units have performed exceptionally well having achieved A+ certification.

## SUSTAINABILITY, BREEAM AND NET ZERO

The scheme has been designed and constructed to very high sustainability standards resulting in being awarded BREEAM Excellent certification for each unit. Additionally the scheme has been constructed to Net Zero Carbon standards further cementing its environmental credentials.

## 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 contact  
South Hams District Council  
Tel 01803 861122  
[planning@southhams.gov.uk](mailto: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 Land and Property Team  
Tel 01752 304161  
Email [lapt@plymouth.gov.uk](mailto:lapt@plymouth.gov.uk)

