



Oceansgate  
PLYMOUTH

Marine enterprise in Britain's Ocean City

[oceansgateplymouth.com](http://oceansgateplymouth.com)

Offices and light  
industrial units  
for Marine Enterprise

Size range available  
Offices from 25 sq m to  
1,019 sq m  
Light industrial units from  
90 sq m to 631 sq m

Phase 2 – Offices and  
light industrial units to let



## Location and Description

The Oceansgate development in South Yard, Devonport, is bringing together marine businesses to create a world-class hub for marine industries in Plymouth, providing up to 25,000sq m of business space in three distinct phases.

The first phase of the project, comprising 2,500sq m of high quality office and light industrial business space to let was successfully completed in April 2018.

Phase 2, consisting of a total of approximately 2,300 sq m (net internal area) of office and light industrial floorspace to let, was awarded planning consent in December 2018, and is programmed to start on site in May 2019, to achieve practical completion in June 2020.

Oceansgate has been designated an Enterprise Zone by HM Government, which means that the Council can offer significant business rates discounts to qualifying businesses.

## Accommodation

The planning consent for Phase 2 envisages a mix of new-build office and business space, including:

A three storey office building providing a net internal area of 1,019sq m (10,968 sq ft), with 28 car parking spaces.

Three light industrial buildings, with potential to be subdivided to provide up to 15 units, and built with sufficient eaves height to enable a full height first floor mezzanine structure to be installed if required. These units will provide maximum approximate ground floor gross internal areas of:

|              |          |             |
|--------------|----------|-------------|
| Building 1.5 | 269 sq m | 2,896 sq ft |
| Building 1.6 | 631 sq m | 6,792 sq ft |
| Building 1.8 | 450 sq m | 4,844 sq ft |

Each unit will have its own dedicated car parking facilities.

## Terms

The buildings/accommodation will be available to let on flexible terms. Further details available on application.

## The Site



## Gateway Policy

In order to achieve our vision to bring together marine-based businesses in a prime waterfront location to create a world class hub for marine industries, priority will be given to tenants that can meet the Council's Gateway Policy for Oceansgate.

Further details can be found on the Oceansgate website or are available on request.



For further information and asking terms and rents, contact the marketing agents:



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**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.