



**Plymouth**  
Britain's Ocean City



**Oceansgate**  
PLYMOUTH

Marine enterprise in Britain's Ocean City

Marine enterprise  
in Britain's Ocean City

Rent • Buy • Invest

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



# Oceansgate the vision

If you are an ambitious business in the marine industry, Plymouth shares your passion for growth and success.

That's why we have now released the UK's premier waterfront marine development opportunity.

Our vision: to bring together marine based businesses to create a world class hub for marine industries, with opportunities for research, innovation and production in a collaborative environment.

Welcome to Oceansgate.

The home of marine enterprise  
in Britain's Ocean City.



# Oceansgate the site

- Oceansgate occupies a 35 hectare site on the southern edge of Devonport Dockyard, one of the largest naval dockyards in Europe
- A unique complex of industrial buildings and docks for commercial use
- Direct deep water access to the English Channel and an unrivalled location for a wide range of marine businesses
- Princess Yachts International is building a new generation of 40m luxury yachts in Oceansgate
- Adjacent to one of the largest marine companies in the UK, Babcock Marine
- Three new phases of development are now planned on 7.5ha of land to provide a total of 270,000 sq ft (25,000 sq m) of flexible employment space for the marine and advanced manufacturing sectors

## Phase 1

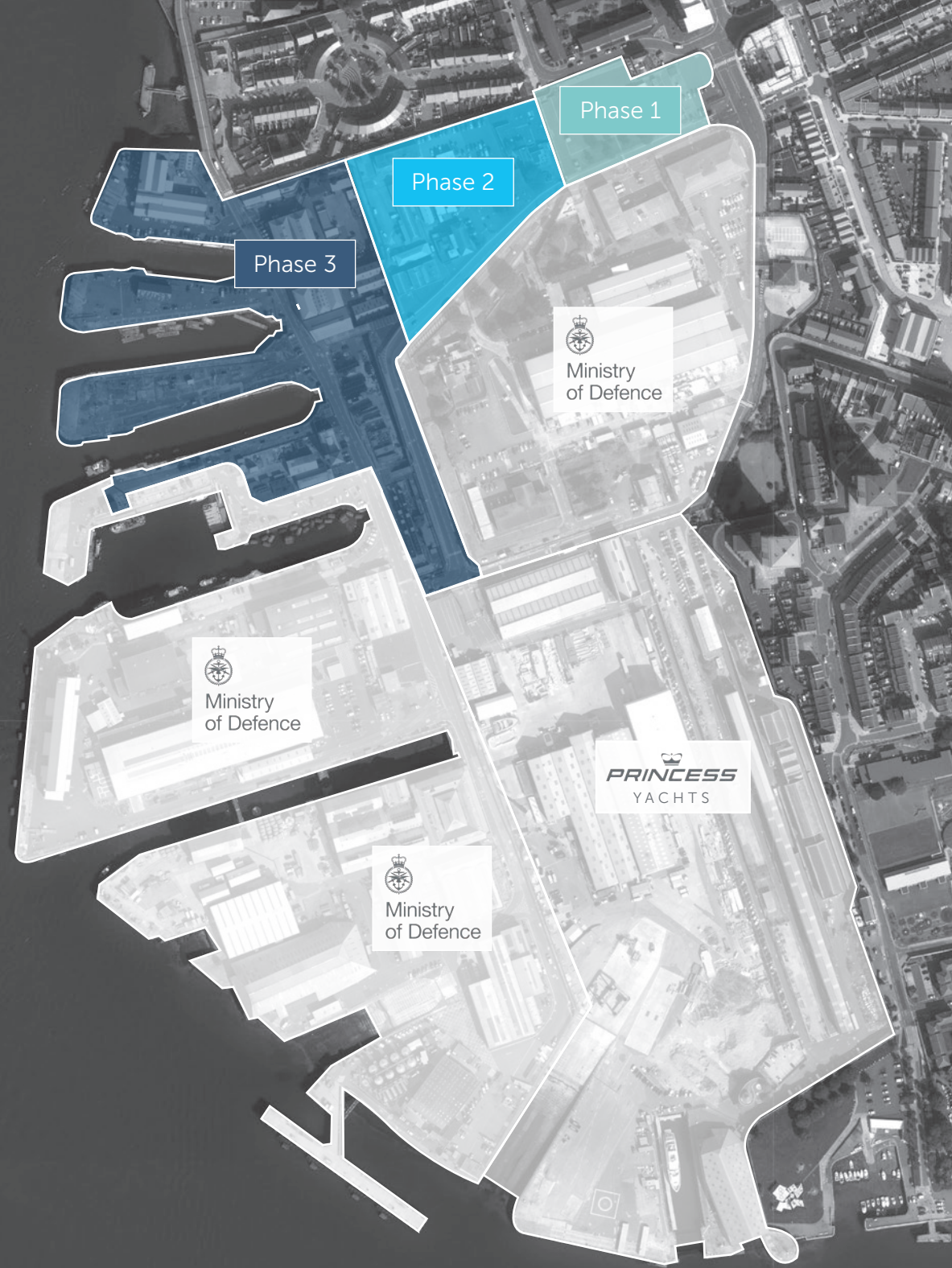
From 2016, the beginning of construction of new office and industrial space.

## Phase 2

From 2017, construction of new office and industrial space.

## Phase 3

Availability of land, docks, jetties and a range of industrial buildings.





# Oceansgate is the first exclusively marine Enterprise Zone in the country

## Long term investment in growth

The Enterprise Zone will benefit from 25 years of investment.

## Property tax breaks\*

Business rate discount worth up to £275,000 per business over a five year period for those taking occupation before 2022.

## Enhanced Capital Allowance\*

Companies locating in Oceansgate may benefit from Enhanced Capital Allowances on plant and machinery depending on the location, timing, nature and size of the investment.

## Fast track planning

Oceansgate benefits from a consented masterplan on 7.5 hectares of the site.

A design guide will help site development and assist with obtaining future planning consents.



\*subject to application

## Plymouth's key marine assets

- Plymouth is a globally recognised centre of excellence for marine science with research institutions such as Plymouth University, Plymouth Marine Laboratory, Marine Biological Association and Sir Alister Hardy Foundation for Ocean Science providing world-class research
- Plymouth's marine sector employs over 13,000 people
- University Technical College Plymouth specialises in engineering and advanced manufacturing
- Plymouth Marine Academy; the UK's first marine academy for 11-18 year olds

*"We welcome the redevelopment of Oceansgate as a centre for marine production. This provides Babcock with the opportunity to work closer with key suppliers and innovative marine businesses to complement and improve our delivery performance."*

**Chris Tomkins**, Director, Devonport Operations, Marine Naval Bases, Babcock International Group

*"Plymouth is the perfect base for Princess Yachts. The city has provided us with a rich supply of skills and expertise, therefore it was important for us to be able to expand our operations here."*

**Chris Gates**, Princess Yachts International Managing Director





Discover the opportunities  
to rent, buy or invest  
at Oceansgate





# A natural location for marine enterprise



The south coast is the UK's number one location for marine and maritime capability.

The south coast's strong maritime heritage and cutting-edge research and development attract a growing network of scientific, advanced engineering and high-tech manufacturing companies.

This exciting industry cluster, allied to world-leading universities, boasts a highly skilled workforce, significant business support and attractive relocation sites.

Successful companies such as ASV, Babcock, Burgess Marine, Magma Structures, Princess Yachts International, Rolls Royce Marine Electrical Systems and Valeport choose the south west for their operations. There is significant Ministry of Defence presence which also offers supply chain opportunities.

## Excellent connections

- UK top 10 for superfast broadband and coverage
- Regular ferry crossings to France and Spain
- 16 daily rail services Plymouth – London
- International flights from Bristol, Exeter and Newquay
- Close to Plymouth City Centre and the A38



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be part of it

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# Discover Oceansgate

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