



Oceansgate

PLYMOUTH

Marine enterprise in Britain's Ocean City

oceansgateplymouth.com

**Docks, deep water
jetties, land, offices
and workshops**

Outline Planning Consent for
up to 5,609 sq m (60,375 sq ft)
new build business space

Approximately 7,368 sq m
(79,309 sq ft) existing buildings

**Phase 3 – Expressions of interest invited
for the whole or part, for sale or to let**

Location and Description

Oceansgate brings together marine businesses to create a world-class hub for marine industries in Plymouth.

Oceansgate has Enterprise Zone status which can offer business rates discounts and tax reliefs to businesses.

Opportunity

Docks, jetties, land, office and industrial space with access to deep water will provide marine occupiers with an excellent environment to invest and grow.

Terms

The whole of the area within Phase 3 can be sold on a long-leasehold basis for a term of up to 295 years, subject to agreeing a strategy for the use and development of the site for marine businesses that satisfy the Council's Gateway Policy.

Alternatively, parts of the site may be sold or let independently, according to businesses' requirements.

Gateway Policy

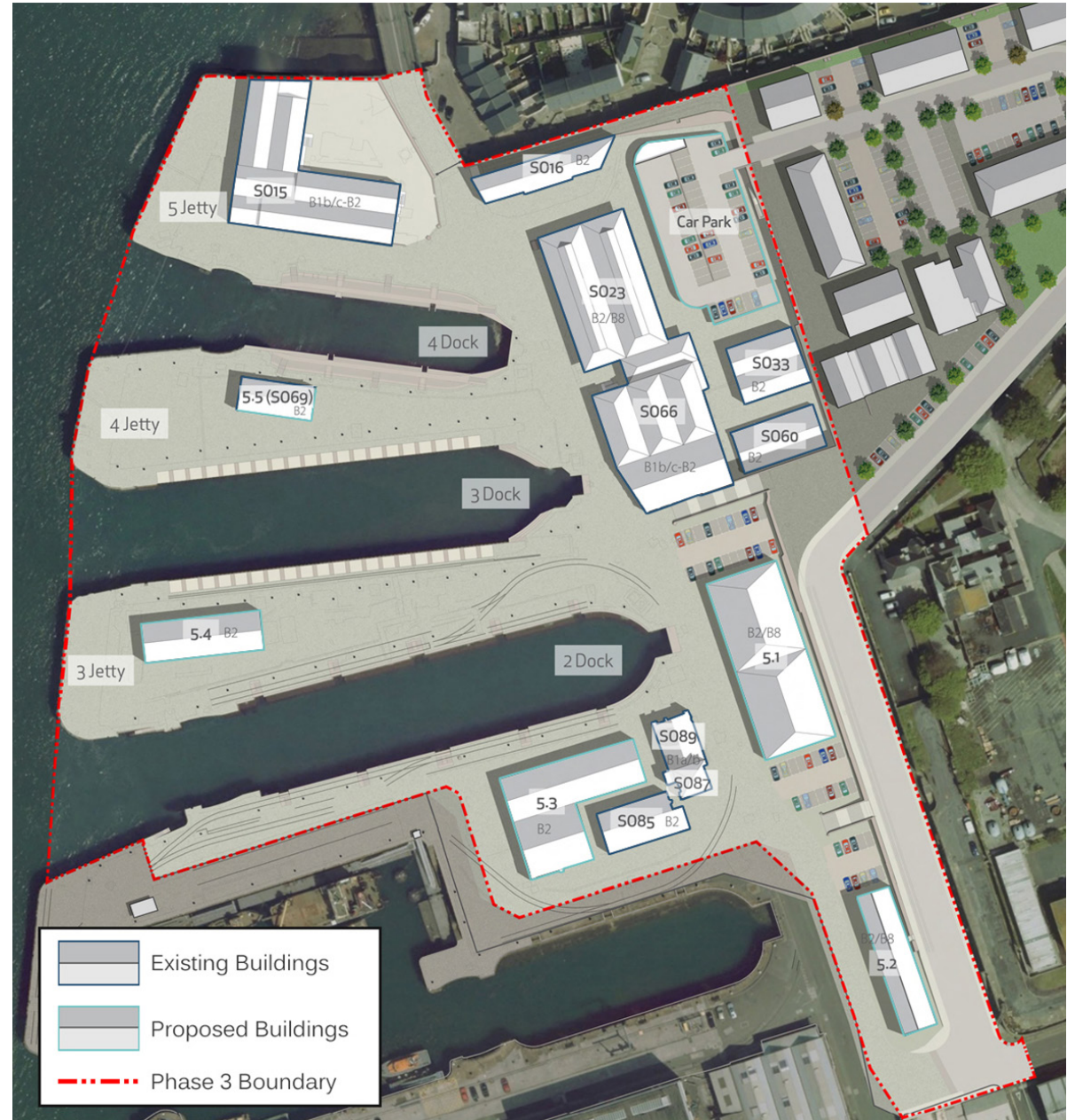
In order to achieve our vision to bring together marine-based businesses in a prime waterfront location to create a world class hub for marine industries, priority will be given to tenants that can meet the Council's Gateway Policy for Oceansgate, which addresses the following issues:

Alignment with the "Blue Tech" and "Core Marine" industries sub-sectors and technologies in use classes B1 and B2.

- High Value – a workforce that is paid above the city average wage
- Innovation
- Exports
- Added Value

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

The Site



Existing buildings

Building	Detail	Size (sq m)	Size (sq ft)	Notes
SO15 – Stores & Offices		2,056 sq m	22,130 sq ft	Heritage Value
SO16 – Workshops	Ground Floor	239 sq m	2,575 sq ft	Heritage Value
	First Floor	78 sq m	845 sq ft	
SO23 – North Smithery		977 sq m	10,510 sq ft	Listed Grade II*
SO33 – Heavy Lifting Store	Ground Floor – Warehouse / Stores	303 sq m	3,265 sq ft	Listed Grade II
	First Floor – Offices	303 sq m	3,265 sq ft	
SO60 – Engineer's Fitting Shop		283 sq m	3,050 sq ft	Heritage Value
SO66 – Millwright's Shop	Ground Floor	1,190 sq m	12,803 sq ft	Listed Grade II
	First Floor	1,042 sq m	11,210 sq ft	
SO69 – Shipwrights Shed		399 sq m	4,295 sq ft	Heritage Value
SO85 – Electrical Substation		196 sq m	2,115 sq ft	Heritage Value
SO87 – Main Dock Pumphouse	Ground, First & Second	41 sq m (per floor)	442 sq ft (per floor)	Listed Grade II
SO89 – Pneumatic Store	Ground Floor	137 sq m	1,470 sq ft	Listed Grade II
	Mezzanine	42 sq m	450 sq ft	

Docks

Dock	Detail	Notes
2 Dock	145m long, 30m wide (stepped down to 16m at base) and 12m deep	Formerly used as a dry dock. Listed Grade II*
3 Dock	128m long, 29m wide (narrowing to 27m at base) and 13m deep	Formerly used as a dry dock. Listed Grade II*
4 Dock	83m long, 29m wide (stepped down to 13m at base) and 8m deep	Formerly used as a dry dock. Listed Grade II*

Proposed buildings

Building	Detail	Size (sq m)	Size (sq ft)	Notes
5.1	Proposed	1,028 sq m	11,065 sq ft	B2/B8 Industrial
5.2	Proposed	388 sq m	4,176 sq ft	B2/B8 Industrial
5.3	Proposed	1,437 sq m	15,468 sq ft	B2 Industrial
5.4	Proposed	477 sq m	5,134 sq ft	B2 Industrial
5.5	Proposed	206 sq m	2,217 sq ft	B2 Industrial





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



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