

A NEW ERA FOR BUSINESS



Langage Energy Park, forming part of the Plymouth and South Devon Freeport Langage Tax Site.
Holland Road, Langage Business Park, Plymouth, PL7 5AW



IN PARTNERSHIP WITH
**PLYMOUTH AND
SOUTH DEVON
FREEPORT**

IN PARTNERSHIP WITH
Vickery Holman
Property Consultants



DESCRIPTION

Langage Energy Park situated 5 miles east of Plymouth, consists of over 50 acres of commercial development land. Langage Energy Park is a beacon of green energy innovation, boasting a hydrogen electrolyser with full planning and acceptance into DESNZ Low Carbon Hydrogen Agreement, due to be operational in 2026.

As an integral part of the Plymouth and South Devon (PASD) Freeport, Langage Energy Park provides businesses with a host of attractive incentives. To take full advantage of these benefits and secure a unit within the Energy Park, businesses must adhere to the PASD Freeport's Gateway Policy (<https://pasdfreeport.com/gateway-policy>).

Comprising eight versatile plots, the Energy Park is designed to accommodate a diverse range of occupiers.



Plot	Size	Use	Status	Inside/Outside Freeport Tax Site
1		Council Start-up units	Planning application 2316/24/FUL	Outside
2	40,000 sq.ft plus further 40,000 sq.ft of yard space	Commercial development opportunity	Planning application 3009/24/FUL	Inside
3	1,560-10,656 sq.ft. Height: 6m .	Seven industrial units available for pre-sale or pre-let	Accepting offers	Inside
4	3.5 acres	Green hydrogen electrolyser	Completing 2026	Inside
5	5.6 acres	Commercial development opportunity		Inside
6	7.15 acres	Commercial development opportunity		Inside
7 & 8	25 acres	Available for larger units with yards, c. 125,000 sq ft capacity	Outline planning granted and designated employment use	Inside

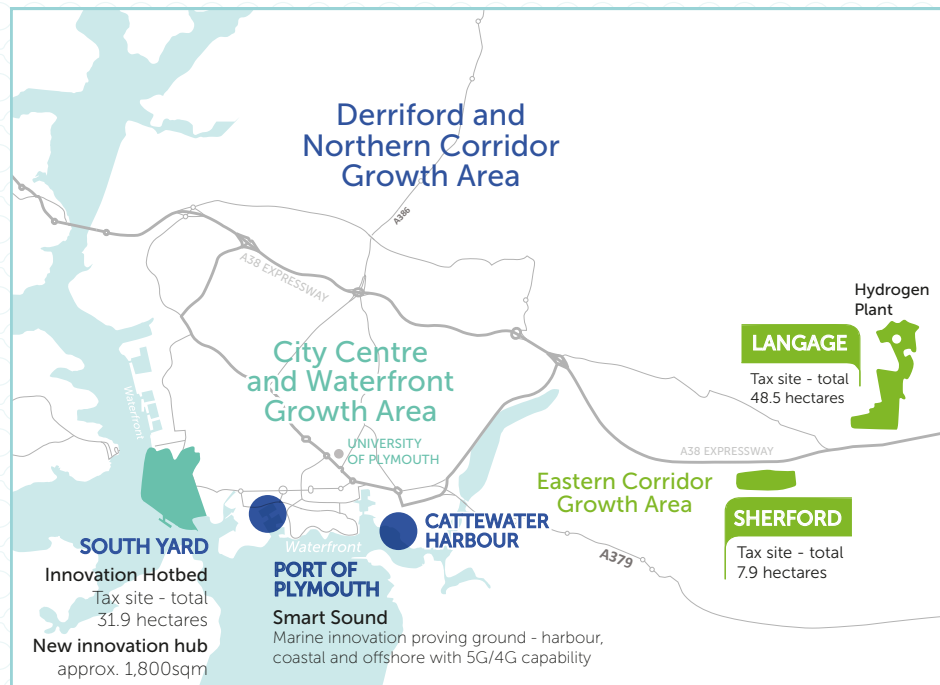


PLYMOUTH AND SOUTH DEVON FREEPORT

As a key component of the prestigious UK Freeports initiative, the Plymouth and South Devon (PASD) Freeport is ideally situated to foster growth in marine autonomy, renewables, and innovative enterprises.

The Freeport is set to introduce innovation, investment, and infrastructure to bolster a more resilient, sustainable, and productive economy. It aims to enhance the local workforce's skill set for future-proof high-quality jobs brought in by the Freeport.

The primary objective of the PASD Freeport is to encourage new or expanding businesses to the region, particularly those with specialisations and advanced manufacturing capabilities in the marine, defence, and space sectors. This includes businesses with low-carbon applications and their respective supply chains.



QUALIFYING CRITERIA

Businesses must:

- Focus on advanced manufacturing and engineering, particularly in the marine, defence and space sectors, including low-carbon applications.
- Demonstrate their alignment with the sectors
- 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.
- Landowners may discuss alternative uses with the local authority.

FREEPORT BENEFITS AND INCENTIVES

Eligible businesses coming into Langage Energy Park, as part of the Freeport, may benefit from a range of tax benefits and customs measures including:

- 100% relief from business rates* for 10 years.
- Stamp Duty Land Tax (SDLT) relief.
- A zero rate of secondary Class 1 National Insurance contributions on the earnings of all new employees.
- Enhanced structures and buildings allowances.
- 100% 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 selling overseas.

* For further information please visit <https://www.gov.uk/guidance/freeports> and <https://pasdfreeport.com/>

LOCATION

Langage Energy Park is located just north of the A38 to the east of Plymouth and is contiguous with Langage Business Park.

Plymouth is the largest commercial centre in the South West after Bristol and has a current population of 263,070 people of which nearly 30,000 live in the nearby suburb of Plympton and the under-construction Sherford development less than 3 miles away is creating a further 5,500 houses, from which the PASD Freeport has plans to connect Langage via a pedestrian and cycle bridge over the A38.

TRAVEL MILEAGE FROM LANGAGE

- Devonport (South Yard) - A38 by car - **10 miles**
- Cattlewater Harbour - A38 by car - **8.5 miles**
- Exeter Airport - A38 by car - **41 miles**
- M5 Junction - A38 by car - **45 miles**
- Torquay - A38 by car - **26 miles**
- Newquay Airport - A38 by car - **51 miles**
- Bristol City Centre - A38/M5 by car - **114 miles**

CONNECTIVITY

Road

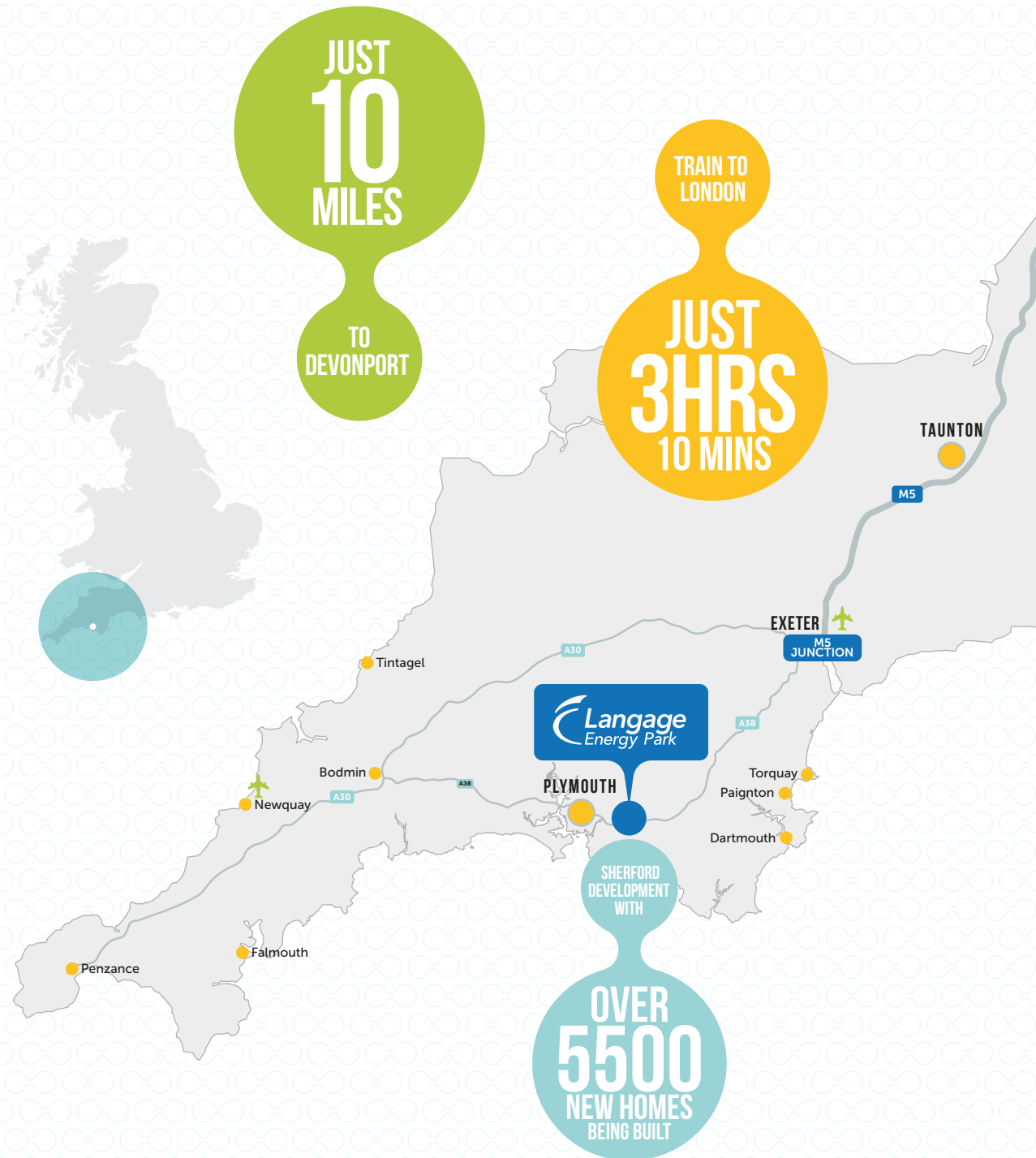
The A30 and A38 dual carriageways run to the north and south of Dartmoor respectively and are the main access routes to Plymouth from Junction 31 of the M5 motorway at Exeter.

Rail

There are direct rail services from Plymouth to London Paddington (3 hours 10 minutes), Birmingham New Street (3 hours 29 minutes), Bristol Temple Meads (1 hour 57 minutes), Exeter (57 minutes).

Ports

The port of Plymouth is home to Brittany Ferries who provide regular services to France and Spain. The port also handles over 2 million tonnes of cargo each year, as well as being the biggest naval base in Western Europe.



SITE PLAN

Langage Energy Park is positioned east of Langage Business Park and is accessed directly from Holland Road which links to the B3416 providing access to the A38 at the Deep Lane junction.



1.5
MILES

TO DEVON
EXPRESSWAY



OVERVIEW

100%
BUSINESS RATES
RELIEF

FOR 10
YEARS

ENHANCED
STRUCTURES
& BUILDINGS
ALLOWANCE

100%
ENHANCED
CAPITAL
ALLOWANCE
ON PLANT
AND MACHINERY

COUNCIL
STARTER
UNITS

PLOT
1

PLOT
2

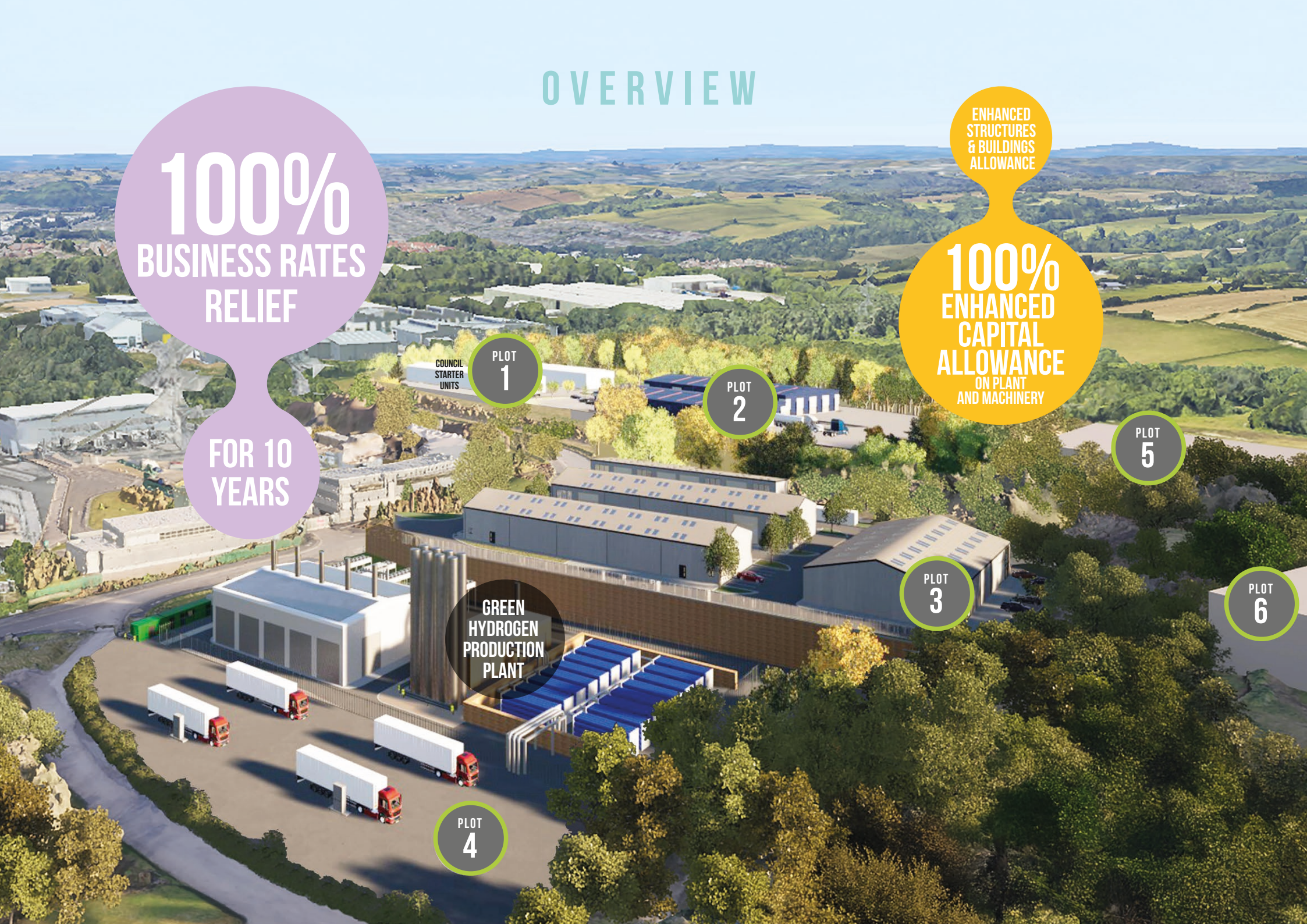
PLOT
5

GREEN
HYDROGEN
PRODUCTION
PLANT

PLOT
3

PLOT
6

PLOT
4



PLOT 2 AT A GLANCE

RELIEF FROM
STAMP DUTY
LAND TAX

ON PROPERTY
USED FOR
QUALIFYING
PURPOSES

LARGE
YARDS

WITH HGV
TURNING
SPACE



DESCRIPTION

Plot 2 has full planning granted for two units of 1,968 sq m / 21,183 sq ft and 1,743 sq m / 18,761 sq ft with part mezzanine office. There is a total of 73 parking spaces with 25% of these to be connected to EV charging and a further 25% with access to charging infrastructure for future use. The units benefit from large yards with HGV turning space.

Unit	Unit Incl. Mezzanine	Yard	Parking	Parking Spaces
1	1,968 sq m / 21,184 sq ft	2,387 sq m / 25,694 sq ft	1,063 sq m / 11,442 sq ft	39
2	1,743 sq m / 18,762 sq ft	1,376 sq m / 14,811 sq ft	901 sq m / 9,698 sq ft	34
Site Total	3,711 sq m / 39,945 sq ft	3,763 sq m / 40,505 sq ft	1,964 sq m / 21,140 sq ft	73



PRIVATE
WIRED

MEZZANINE
OFFICE
READY
BUILDINGS

PLOT 3 AT A GLANCE

SOLAR
PARK
CONNECTION

EV
READY
CHARGING

UNIT
7

UNIT
6

UNIT
5

UNIT
3

UNIT
1

UNIT
2

UNIT
4

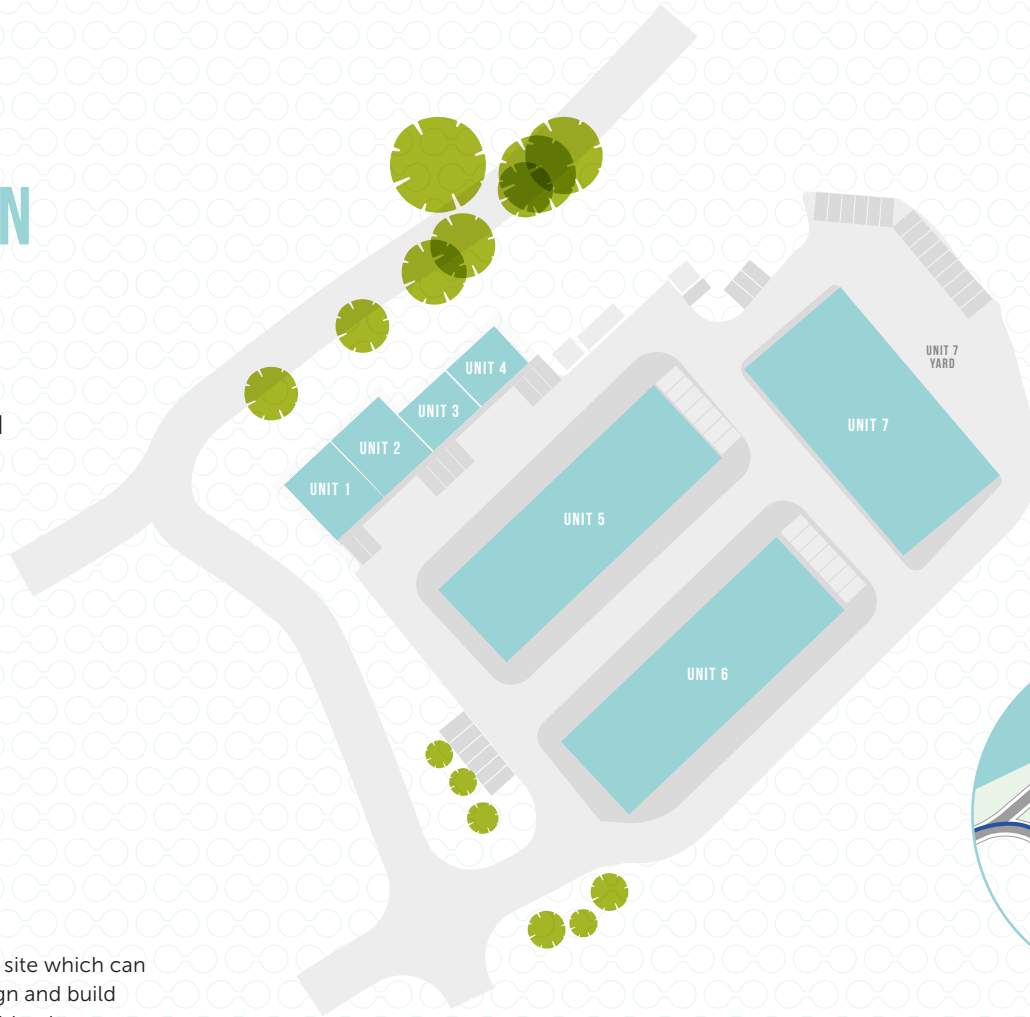


DESCRIPTION

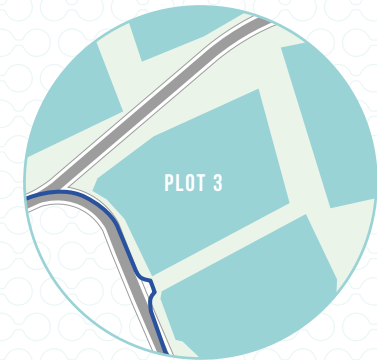
Plot 3 has planning permission for the construction of 7 industrial units under application 0015/20/ARM and 3599/21/NMM. The floor areas are:

Unit	Sq. M	Sq. Ft
1	145	1,561
2	145	1,561
3	102	1,098
4	102	1,098
5	930	10,011
6	930	10,011
7	990	10,656
7 yard	2,464.1	26,524

There are various other plots available on the site which can accommodate larger requirements on a design and build arrangement. The completed units can be sold or let.

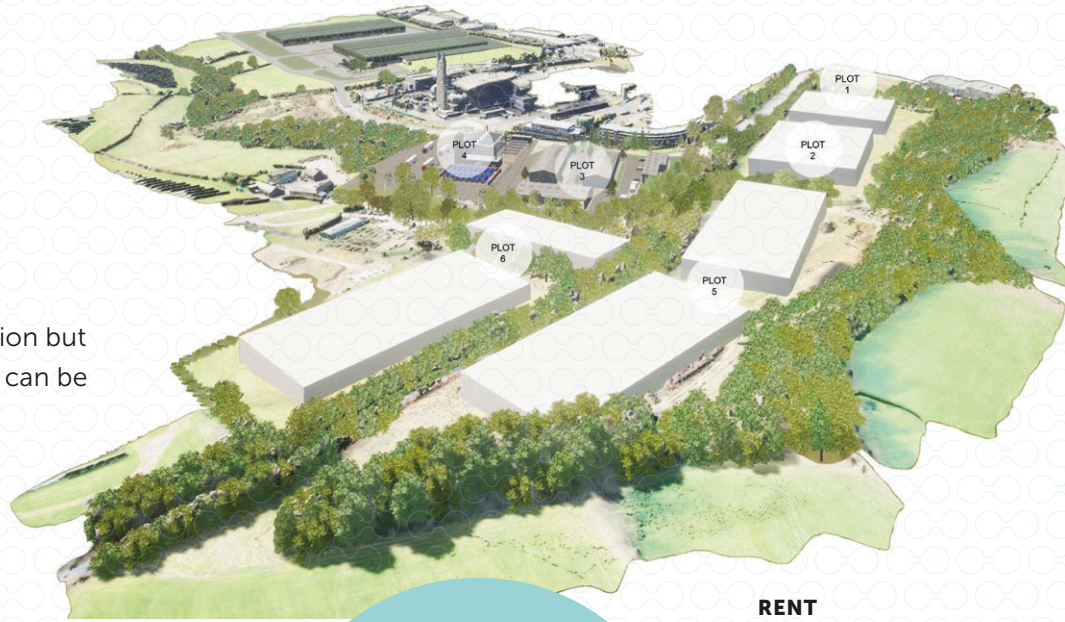


7 UNITS WITH FLOOR AREAS
UP TO 990 SQ.M



DETAILS

The units will be finished to a shell specification but additional fit out requirements for occupiers can be included at an additional cost, if required.



PLANNING

The units will benefit from E(g), B2 & B8 use.

TENURE

The units will be available to lease on Full Repairing and Insuring leases, terms to be agreed.

SERVICES

Mains electricity, telecoms, water and drainage will be connected to the site, which will also benefit from a private wired connection to the Developer's Langage Solar Park which will be operational until at least September 2036 and can provide green energy to the units when possible and at a pre-agreed discounted rate.

The Langage Green Hydrogen electrolyser is proposed for development with completion targeted for 2026, subject to the DESNZ Net Zero Hydrogen Fund, and can be made available to occupiers under separate agreement.

Cable routes will be installed to allow occupiers to connect electric vehicle charging points as required, with the ability to exceed the 20% parking space requirement.



RENT

Please enquire.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas on the estate.

BUSINESS RATES

The rateable values of the properties will be assessed once they are constructed.

LEGAL FEES

Each party to be responsible for their own legal fees incurred in relation to the transaction.

VAT

Figures are quoted exclusive of VAT where applicable.

EPC / MEES

EPCs will be obtained once the units are completed.



FURTHER INFORMATION

For further information please contact

Joanne High

M: 07525 984443

E: jhigh@vickeryholman.com

Vickery Holman
Property Consultants

