



SHERFORD
BUSINESS PARK PLYMOUTH



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THE SOUTH WEST'S MOST ADVANCED
DIGITAL BUSINESS PARK

WHY CHOOSE SHERFORD BUSINESS PARK PLYMOUTH?

Welcome to an innovative new commercial hub currently under construction in Devon.

Sherford Business Park Plymouth offers high-quality business, distribution, manufacturing, commercial and leisure space.

Part of the Park sits within the Plymouth and South Devon Freeport zone, which is intended to boost local trade and innovation. Companies can benefit from proximity to this new business district.

As part of Sherford, Devon's new 5,500 home and mixed-use community, the Park offers up to half a million sq. ft, across 33 acres of privately owned land.

With a significant power supply, businesses can create scalable spaces designed around their unique commercial requirements.

Directly accessible from the A38, Sherford Business Park is well-connected to the South Hams, Cornwall, the rest of Devon, and the neighbouring waterfront and port city of Plymouth.

With a flexible, business-led approach to commercial space design and occupation, Sherford Business Park is one of the region's most impressive and exciting business developments in the South West.

CONNECTIVITY



Direct access to the A38 and major transport routes to Plymouth, South Hams, Exeter, Cornwall, the rest of Devon and beyond.



Be part of one of the South West's largest new community developments, with 12,000 people and state-of-the-art facilities.



Providing up to half a million sq. ft of space for fully flexible workspaces and units, open to businesses of all sectors and sizes.

OPPORTUNITY



Outline planning consent already granted for a broad range of uses: Ea, E(b,c,p,q,r), Eg, B2, B8, C1, C2, E(d,e,f), F1 and F2.



Land available for sale for commercial premises with planning consent for infrastructure already secured.



A significant electrical power supply suited to a range of businesses and sectors.

COMMUNITY



Access to a local labour pool of skilled workers, with a working population of over 205,000 people within 45 minutes of the Park.



Park and ride facility giving public transport links for a local workforce, plus new homes at Sherford for those relocating.

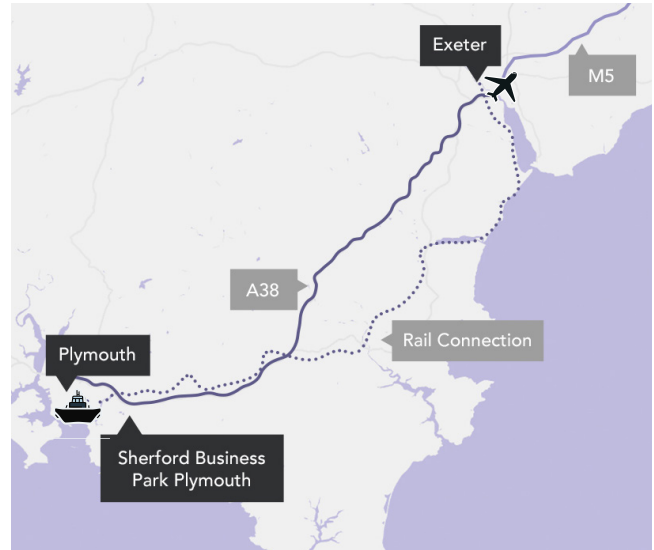


Partner with renowned commercial agents and an expert team who can help turn business plans into reality.

THE LOCATION

Sherford Business Park Plymouth (PL9 8FE) spans two of the South West's most desirable locations, Plymouth and the South Hams, offering an enticing combination of city, country and coastal lifestyles, as well as access to a strong labour pool of skilled workers and university graduates. It is home to over 205,000 people of working age within 45 minutes of the Park.

With virtually immediate access onto the A38 Devon Expressway, the Park offers easy connections to the city centre and port, the South Hams, Cornwall, Exeter, the wider Devon area and beyond. Tenants will also benefit from a variety of public transport links; including a park and ride, bus and cycle routes.



Indicative Masterplan - subject to planning

THE FUTURE OF BUSINESS IN THE SOUTH WEST

Sherford Business Park Plymouth is unique in its approach to design and development, in that we deliver in partnership with our business tenants.

Our skilled team can help businesses unlock potential, giving support at every stage of the unit and design process; from scoping out space requirements to fitting out sites alongside trusted developers (*subject to planning).

The Park's significant power supply, connectivity and location makes it an attractive commercial hub for all sectors, including industrial, maritime, manufacturing, technology, advanced engineering and distribution industries, and premium offices.

The Park spans 33 acres of private land, providing up to half a million sq. ft for scalable spaces, offering close proximity to businesses within the 7.9 hectares of the Sherford Business Park that is sited within the Plymouth and South Devon Freeport.

Proximity to Plymouth also offers access to established freight routes via the Port of Plymouth and the UK's first 5G connected ocean trialling area.

If you are looking to take your company to the next level of growth, or are looking to expand operations in the South West on a modern business park, contact our team to find out how we can collaborate with you to make it happen.

BECOME PART OF SHERFORD

Sherford Business Park Plymouth is part of the award-winning Sherford community, a 5,500 home and mixed-use development currently under construction. Sherford is already home to over 2,200 people with a primary school and a range of community amenities.

Sherford will eventually be home to over 12,000 people, with a leisure centre, two further primary schools, a secondary school, health centre, sporting and retail facilities all due.

Boasting virtually as much green space as there are buildings, with woodlands, parks and landscaped spaces spread throughout the community, Sherford is built around principles of enhancing biodiversity and promoting wellbeing.

A range of properties convenient to the business park are available. Sales teams are on hand to provide information on the homes and packages available, including assistance schemes.



Find us at PL9 8FE

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