

Plymouth's South Yard Marine Enterprise in the Ocean City

Plymouth, Britain's Ocean City

Plymouth occupies an enviable position at the western end of the English Channel with one of the largest natural harbours in the world. Plymouth ranks third for its quality of life amongst Britain's largest cities.

The City is looking to build on it's great maritime location and heritage by re-developing South Yard part of the HM Naval Base Devonport, one of the largest naval bases in Europe.

South Yard was the site of the first naval dockyard in Plymouth and one of the first stone built dry docks in the world with the first dock and basin completed in 1698 and remaining largely unchanged until the 19th century.

South Yard

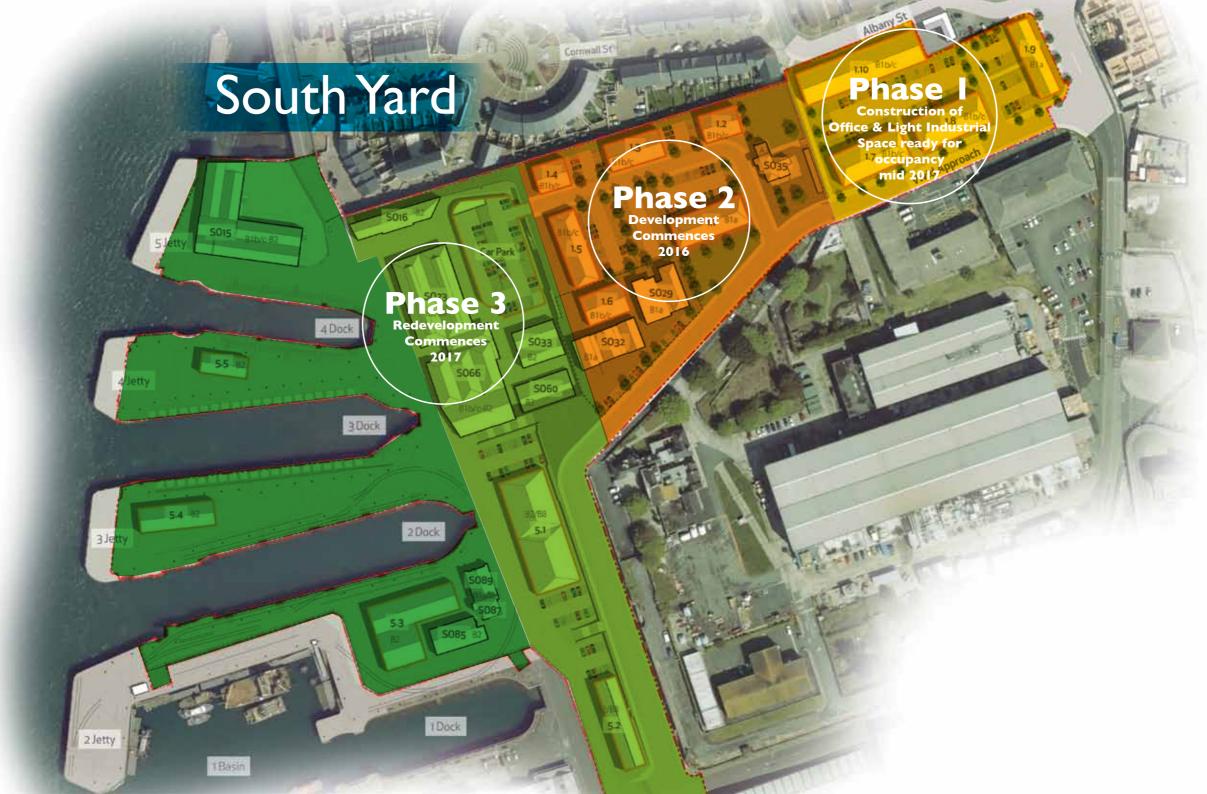
Our vision for South Yard is to bring together research, innovation, production and deployment.

The site will offer 270,000 sq ft (25,000 sq m) of flexible employment space in a mix of; new and historic buildings; three docks with potential to reinstate as dry docks; and access to deep water testing facilities suitable for the marine and advanced manufacturing sector.

The waterside area includes No. 2, 3 and 4 Docks. Both 2 and 3 Docks retain water at a depth of about 10m at high tide and have the potential to be reinstated as dry docks. Adjacent existing and new dockside buildings will accommodate marine production/engineering businesses.

Summary of Facts

- Size of site 7.5 ha
- 25,000m² of industrial office space
- 3 deepwater docks
- Dock 2 145m long, 30m wide, 12m deep, water depth at MHWS 10m
- Dock 3 128m long, 27m wide, 13m deep, water depth at MHWS 10m
- Dock 4 83m long, 29m wide, 8m deep, water depth at MHWS 5.5m



Part of a unique network of marine assets

South Yard with its deep water docks and access is part of a growing network of marine assets stretching across the south coast of England from Cornwall in the West to Portsmouth in the East.

South Yard will become a hub for Blue Tech companies and organisations wishing to collaborate in research and development. Facilities will be linked to an in-sea test range and will offer potential lab and workshop space enabling research and collaboration.

Two of the largest marine companies in the UK, Babcock Marine and Princess Yachts International are located close by. Plymouth University and Plymouth Marine Laboratory provide world class research facilities within the City.

Benefits of locating in South Yard

South Yard has been designated an Enterprise Zone by the UK government. This brings major long term benefits to businesses locating here

Long term investment in growth

The Enterprise Zone will benefit from 25 years of investment

Property tax breaks

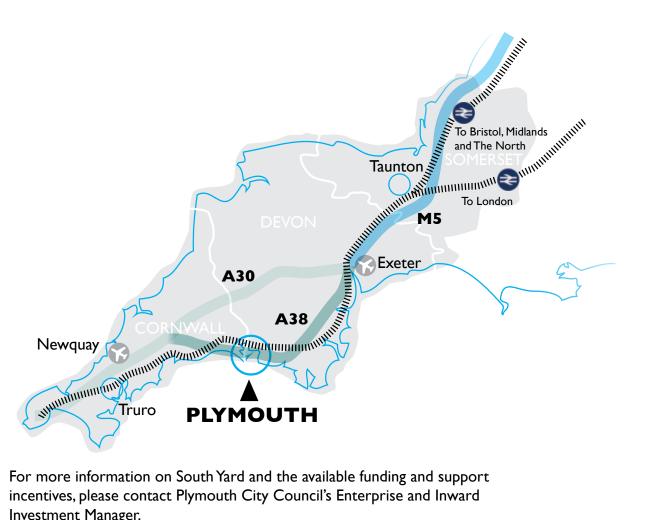
 Business rate discount worth up to £275,000 per business over a five year period for those taking occupation before 2022

Enhanced capital allowance

 Companies locating in South Yard can benefit from enhanced capital allowances on plant and machinery depending on the timing, nature and size of the investment

Fast track planning

- South Yard benefits from a consented masterplan on 7.5ha of the site which is linked to create up to 1200 jobs and 25,000m2 of new and refurbished industrial and office space
- A design code and overarching development strategies and guidance will help site development and assist obtaining future planning consents.





For more information on South Yard and the available funding and support incentives, please contact Plymouth City Council's Enterprise and Inward Investment Manager.

General enquiries

Tel: +44 (0) 1752 304115

Email: invest@plymouth.gov.uk Website: southyardplymouth.co.uk

Property enquiries

Tel: +44 (0) 1392 429305 Fax: +44 (0) 1392 423698 Email:TimWestern@eu.jll.com

