



LANGAGE
ENERGY PARK

New Commercial Development Opportunity at **Plymouth**

preliminary details



EXETER

A38

PLYMOUTH

LANGAGE BUSINESS PARK →

LANGAGE ENERGY CENTRE

HOLLAND ROAD

New Commercial Development Opportunity at Plymouth



Illustrative master plan
for initial phases



Langage Energy Park

The site provides a major strategic employment development opportunity for the South West region. It is a high profile site in terms of location and size (approximately 46 hectares), offering flexibility to accommodate a wide range of employment led interests. It is situated within the boundary of South Hams, just bordering the Plymouth Urban area, and Plympton itself. It benefits from exceptional vistas across Dartmoor and has been designed to provide a unique landscaped working environment for businesses.

Langage is a popular location, which accommodates a range of occupiers at Langage Industrial Estate, and Langage Science Park which are located either side of Holland Road. In addition, other uses within the immediate area include car showrooms, Langage Office Campus and a retail amenity centre. Key occupiers within the vicinity already include Princess Yachts, Orange, WH Smith, Algram, St. Ives and Geocel.

A man and a woman in business attire are shown from the waist up, looking upwards and to the right. The woman is pointing her right index finger towards the sky. They are standing in front of a blurred background of a modern building with glass windows. A green diagonal shape is on the left side of the image.

the opportunity

New Commercial Development Opportunity at **Plymouth**

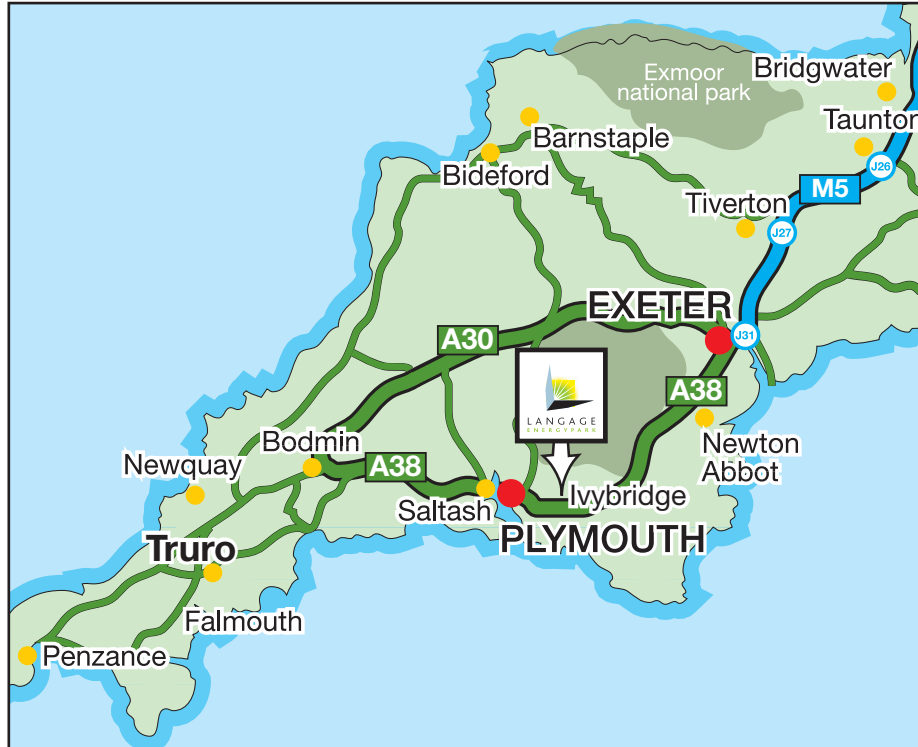


The site offers the opportunity to accommodate high quality bespoke design and build led development for office, hi-tech and industrial uses. Occupiers will be able to acquire their buildings on a leasehold 'to let', or freehold 'for sale' basis. Requirements for office buildings can be designed sole occupancy, or by way of shared occupation on an individual floor basis. Industrial buildings can also be designed for sole occupancy or alternatively these could form part of a semi detached, or terraced led development

It is the intention that the buildings will be designed to BREEAM standards, and able to allow occupants to benefit from a discounted supply rate for electricity, gas and potentially heat, from the adjacent power station.



preliminary details



the location

Langan Energy Park is located directly off the A38, accessed either north or south bound at the turn off for Plympton. It is well located providing a high profile site with ease of accessibility. It is located approximately 8 miles to the East of Plymouth city centre, with access leading towards Exeter/M5.

New Commercial Development Opportunity at Plymouth

local, regional, national and international connections

| FROM PLYMOUTH - BY RAIL | |
|----------------------------------|----------------------------------|
| TO | Average Train Time (Hours) * |
| London Paddington | 3.20 |
| Bristol | 2.11 |
| Birmingham New Street | 3.30 |
| Manchester | 5.30 |
| Liverpool | 5.40 |
| Ashford International (Eurostar) | 5.40 |
| Ashford International to Paris | 3.00 (including time difference) |

* Information from National Rail Enquiries and Eurostar

| FROM PLYMOUTH - BY AIR | |
|------------------------|-------------------------------|
| TO | Average Flight Time (Hours) * |
| Cardiff | 0.30 |
| Bristol | 0.35 |
| Jersey | 0.45 |
| Cork | 1.00 |
| London Gatwick | 1.05 |
| Dublin | 1.15 |
| Manchester | 2.00 |
| Newcastle | 2.10 |
| Liverpool | 2.15 |
| Aberdeen | 3.45 |

* Approximate flight times provided by Air South West and Air Wales, including connecting flights.

| FROM PLYMOUTH - BY ROAD | | | |
|-------------------------------|-----------|-----------------------------|----------------------|
| TO | Miles Av. | Car Drive Av. Time (Hours)* | HGV Drive Time (Hrs) |
| J31, M5 (Exeter) | 45 | 0.55 | 1.06 |
| J23, M5 (Bridgwater) | 88 | 1.39 | 1.59 |
| J20, M5 (Bristol) | 108 | 2.00 | 2.24 |
| Cardiff | 153 | 2.56 | 3.31 |
| Swindon | 162 | 2.58 | 3.34 |
| J1 M5/M6 Interchange Midlands | 206 | 3.37 | 4.34 |
| Central London | 241 | 4.25 | 5.30 |

* Data from and assuming clear road conditions.

| FROM PLYMOUTH - BY SEA INTERNATIONAL PORTS | |
|--|--------------------------------|
| TO | Average Sailing Time (Hours) * |
| Roscoff, Brittany, France | 6.00 - 8.00 |
| Santander, Northern Spain | 23.00 (restricted sailing) |

* Information from Brittany Ferries



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Langage Energy Park Ltd working in conjunction with



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