

SHERFORD BUSINESS PARK PLYMOUTH

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 the heart of Devon and the ideal location for businesses looking to grow and expand, Sherford Business Park Plymouth offers high-quality business, distribution, manufacturing, commercial and leisure space.

Developed as part of one of the region's largest new sustainable 5,500 home mixed-use communities, Sherford Business Park Plymouth offers unrivalled flexibility, connectivity and accessibility, providing spaces built around the needs of its tenants.

Providing up to half a million sq. ft, across 33-acres of privately owned land and with a significant power supply, businesses can create scalable spaces designed around their unique commercial requirements.

Directly accessible from the A38, it offers connections to the South Hams, Cornwall, the rest of Devon, and the neighbouring waterfront city of Plymouth.

With a flexible, business-led approach to commercial space design and occupation, this will be one of the region's most impressive and innovative business districts. Businesses across a variety of sectors can unlock their potential and join of one of the most exciting and unique 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 B1a, B1c, B2, B8, leisure and recreation uses.

Deliverable commercial premises, fully operational in 12 months, subject to planning.

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.

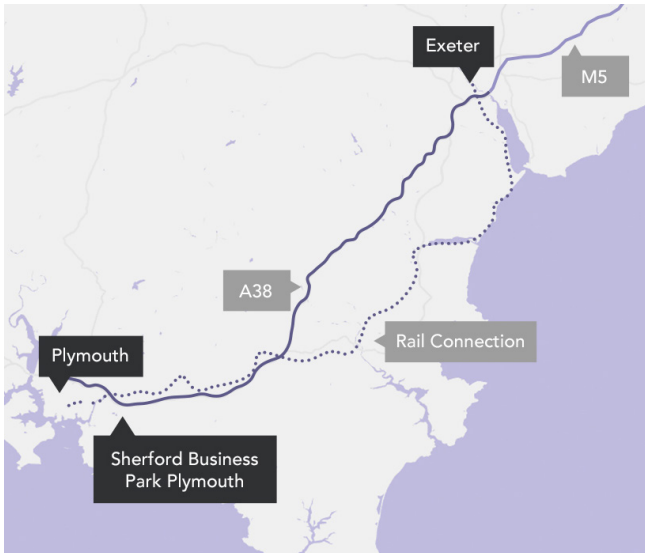
Park and ride facility giving public transport links for a local work-force, plus new homes for those relocating.

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

THE LOCATION

Sherford Business Park Plymouth spans two of the South West's most desirable locations, Plymouth and the South Hams, which offer the ideal combination of city, country and coastal life, as well as access to a strong labour pool of skilled workers and graduates from two well-regarded Universities. 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 business park offers easy connections to the city centre, 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, which we believe should be progressed in partnership with business tenants. We give businesses the opportunity to achieve their ambitions and vision, by offering space and units that are both flexible and deliverable.

Sherford Business Park Plymouth's significant power supply, connectivity and location makes it an innovative commercial hub open to all sectors, including those within the industrial, maritime, manufacturing, technology, advanced engineering and distribution industries, as well as those looking for premium offices.

Spanning 33 acres of private land, providing up to half a million sq. ft for scalable spaces, our skilled team can help businesses unlock their potential by supporting them through every stage of the unit design and development process; from scoping out their organisational and space requirements, to fitting out sites alongside trusted developers, all achievable within 12 months, subject to planning.

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 also part of the new Sherford community, a new 5,500 home sustainable mixed-use development currently under construction and already home to hundreds of families and primary school. Currently in the first phase of its development; a leisure centre, two further primary schools, a secondary school, health centre and sporting facilities are all due.

Already an award-winning development, Sherford will eventually be home to over 12,000 people. Boasting virtually as much green space as there are buildings, with woodlands, parks and landscaped spaces spread throughout the town, Sherford is set to be one of the most sustainable and green community developments in the region.

A range of properties are available for your workforce and those looking to relocate. Sales teams are on hand to provide information on the homes and packages available, including assistance schemes.



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SHERFORD BUSINESS PARK PLYMOUTH IS BROUGHT TO YOU BY THE SHERFORD CONSORTIUM.

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Find our more by visiting **Sherfordbusiness.co.uk** and **Sherford.org**