

Appledore Maritime Innovation Centre

New Quay Road, Bideford, EX39 1LU
Waterside workshops (approx. 1,600 sq. ft each) and offices from 183 sq. ft net approx.
Available from Q4 2026.

Location

Strategically positioned beside Navantia UK's New Quay facility and opposite RM Instow. The Appledore Maritime Innovation Centre offers direct access to the Taw-Torridge Estuary and wider Celtic Sea.

This unique setting offers uncongested waters with varied depths, tidal ranges, sea states, and weather conditions - ideal for iterative prototyping, validation, and operational trials in real-world conditions.

A39

2.1 miles

Barnstaple

11 miles



Accommodation

Description
Appledore Maritime Innovation Centre offers six workshops, office space and collaborative breakout areas with meeting rooms, all designed to support Next Generation Sustainable Maritime Initiative.

With flexible, short-term leases for R&D projects, the centre is ideal for easy-in, easy-out leases designed to support accelerated development cycles and rapid innovation.

The site comprises an 83m usable quayside plus a slipway, within the Taw-Torridge Estuary and wider Celtic Sea, providing direct access to diverse water depths, tidal ranges, sea states and weather conditions for testing and deployment.

Parking
The accommodation benefits from free parking and a cycle store, along with easy access for occupiers and visitors.

Gateway Policy
A gateway policy is in place. Priority will be given to tenants that can demonstrate alignment with the maritime industry sub-sectors and technologies.

Further details can be provided upon request.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Sustainability
The property has a number of eco-friendly features:

- On-site EV charging
- Solar PV Panels

Area	Sq. ft	Sq. m
Warehouse 1	1,592	147.91
Warehouse 2	1,600	148.64
Warehouse 3	1,732	160.09
Warehouse 4	1,600	148.64
Warehouse 5	1,600	148.64
Warehouse 6	1,743	161.92
Office Suite 1	236	21.92
Office Suite 2	355	32.98
Office Suite 3	183	17
Office Suite 4	226	21
Office Suite 5	1,291	119.93
Office Suite 6	1011	93.92
Office Suite 7	581	53.98
TOTAL	**13,750**	**1,276.57**

Port



On-site parking



Electric vehicle charge point



Bicycle parking



Office content



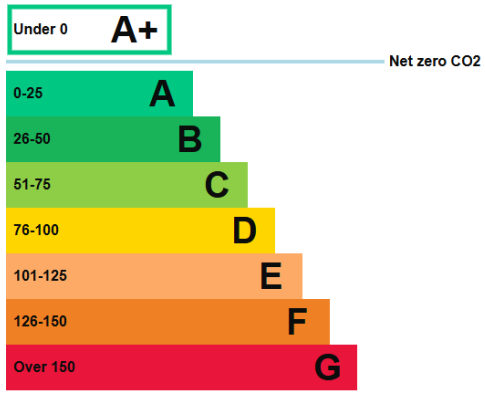
Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for uses under Class B2, E(c)(g) and F1(a) of the Uses Classes Order as amended in 2020, but any occupier should make their own enquiries to the Planning Department of Torridge District Council.
Tel: 01237 428711 or https://www.torridge.gov.uk/planning

Business Rates
Further details will be provided once an assessment by the Valuation Office has been made

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

Energy Performance Certificate
An EPC has been commissioned and will be available for inspection.



Lease Terms
The property is available on a new full repairing lease with terms to be negotiated.

By negotiation flexible lease terms will be offered for specific occupiers.

Rent
The warehouse and offices are available to let from £14.00 per sq. ft exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide additional surety subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: NS/99933 **Date:** May 2026 **Subject to Contract**

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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Workshops



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First Floor Offices

