

# THE MERCHANT

PLYMOUTH



**THE NEW ENDEAVOUR  
FOR BUSINESS**

[themerchantplymouth.com](http://themerchantplymouth.com)

# THE BUILDING

The Merchant is a bold example of post-industrial architecture providing **31,785 sq. ft.** of open plan, contemporary office space of the highest specifications. Externally clad in concave polygon concrete panels set with marble stone. The Merchant provides a sense of history while looking firmly to the future.

The Developing London Group, inspired by Plymouth's regeneration program, tasked a team of local professionals led by ADG architects, to breathe life into this once fatigued building. Targeting leading-edge sustainability, premium specifications, and sophisticated style, The Merchant delivers. This dynamic office space boasts an EPC 'A' rating, high end services technology, and stunning specialist interior finishes.

**AVAILABLE  
NOVEMBER 2017**

01



The Merchant opens visually with large glazed curtain walling and an expansive floor plate, providing maximum flexibility for any office layout requirements.

The lower ground entrance provides a collaborative and vibrant communal area, overlooking a carefully considered landscaped courtyard.

02

Computer generated image(s) are for indicative purposes only



Computer generated image(s) are for indicative purposes only

03

# THE RECEPTION



The Merchant aims to boost productivity, wellbeing and creativity, achieved by the original design and high quality finishes throughout.

The bright stylish reception, with contemporary feature lighting, will open onto Notte street with a new Piazza, providing convenient accessibility to the historic Barbican and City Centre.

# SPECIFICATION

Grade A Offices offering outstanding features setting a new standard of office design in Plymouth.

- › Progressive **high end refurbishment** led by the multi-award-winning Developing London
- › **EPC 'A'** rating
- › New **Building Management System**
- › Excellent **broadband** and **blown fibre** connectivity to the building
- › **Density** design **1:8 sq m**
- › New VRF **air-conditioning**
- › Stunning **penthouse** space with **panoramic views**
- › Imaginative use of **outside space** with carefully considered planting
- › Secure **car parking** and bicycle storage amenities
- › DDA compliant access and facilities
- › Disabled WCs and separate **showers**
- › **Contemporary** new enlarged building entrance
- › Quality designed, **stylish reception**
- › **Flexible** floor plate configuration
- › Generous **glazing** to maximise bright, natural light
- › Manned reception
- › Plasterboard ceilings, floating **LED** light panels and carpet ready **polished concrete** floors
- › **Lift** access to all floors

# LOCAL

Where the bustling City Centre ...  
meets the vibrant Barbican.



PLYMOUTH HOE



PLYMOUTH BARBICAN TWILIGHT



SUTTON HARBOUR



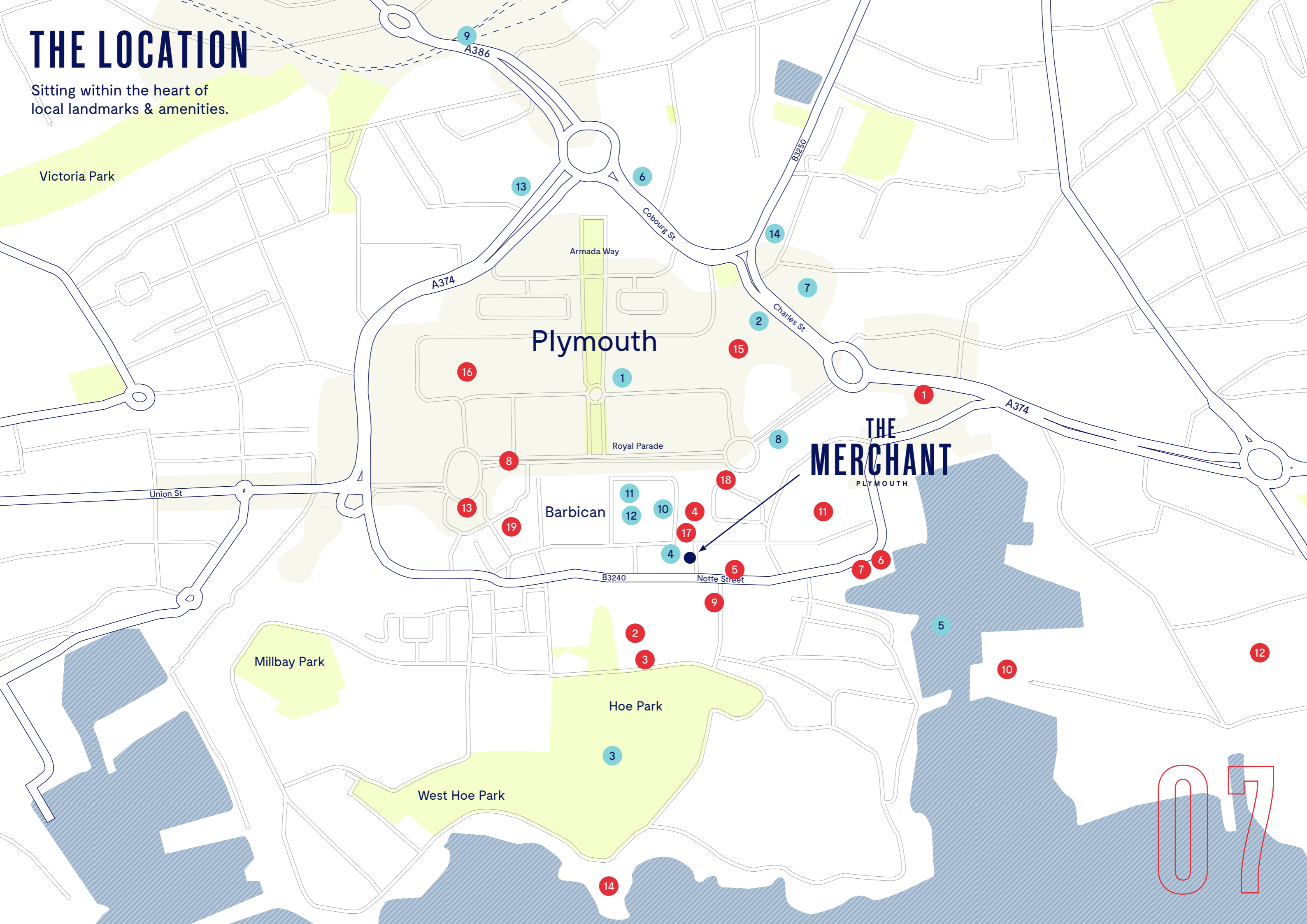
THE BARBICAN PLYMOUTH

06

# AREA

# THE LOCATION

Sitting within the heart of local landmarks & amenities.



Victoria Park

Plymouth

THE MERCHANT  
PLYMOUTH

Millbay Park

Hoe Park

West Hoe Park

Barbican

07



This convenient location, provides accessibility to the historic Barbican and City Centre and is connected to all local major transport hubs.

## LANDMARKS

- 1 City Centre
- 2 Drake Circus
- 3 Hoe Park
- 4 Barbican
- 5 Sutton Harbour
- 6 Plymouth University
- 7 Plymouth College of Art
- 8 Bretonside Leisure Complex
- 9 Railway Station
- 10 St Andrews Church
- 11 Guildhall
- 12 Courts
- 13 North Cross
- 14 Plymouth Business School

## HOTEL

- 1 Jurys Inn
- 2 Holiday Inn

## DINING

- 3 Marco Pierre White  
Steakhouse Bar & Grill
- 4 The Greedy Goose
- 5 The Barbican Kitchen
- 6 The Stable
- 7 Boston Tea Party

## ART & CULTURE

- 8 Theatre Royal
- 9 Plymouth Gin Distillery
- 10 National Marine Aquarium
- 11 Plymouth Arts Centre

## LEISURE

- 12 Nuffield Health
- 13 The Gym Group
- 14 Tinside Lido

## RETAIL

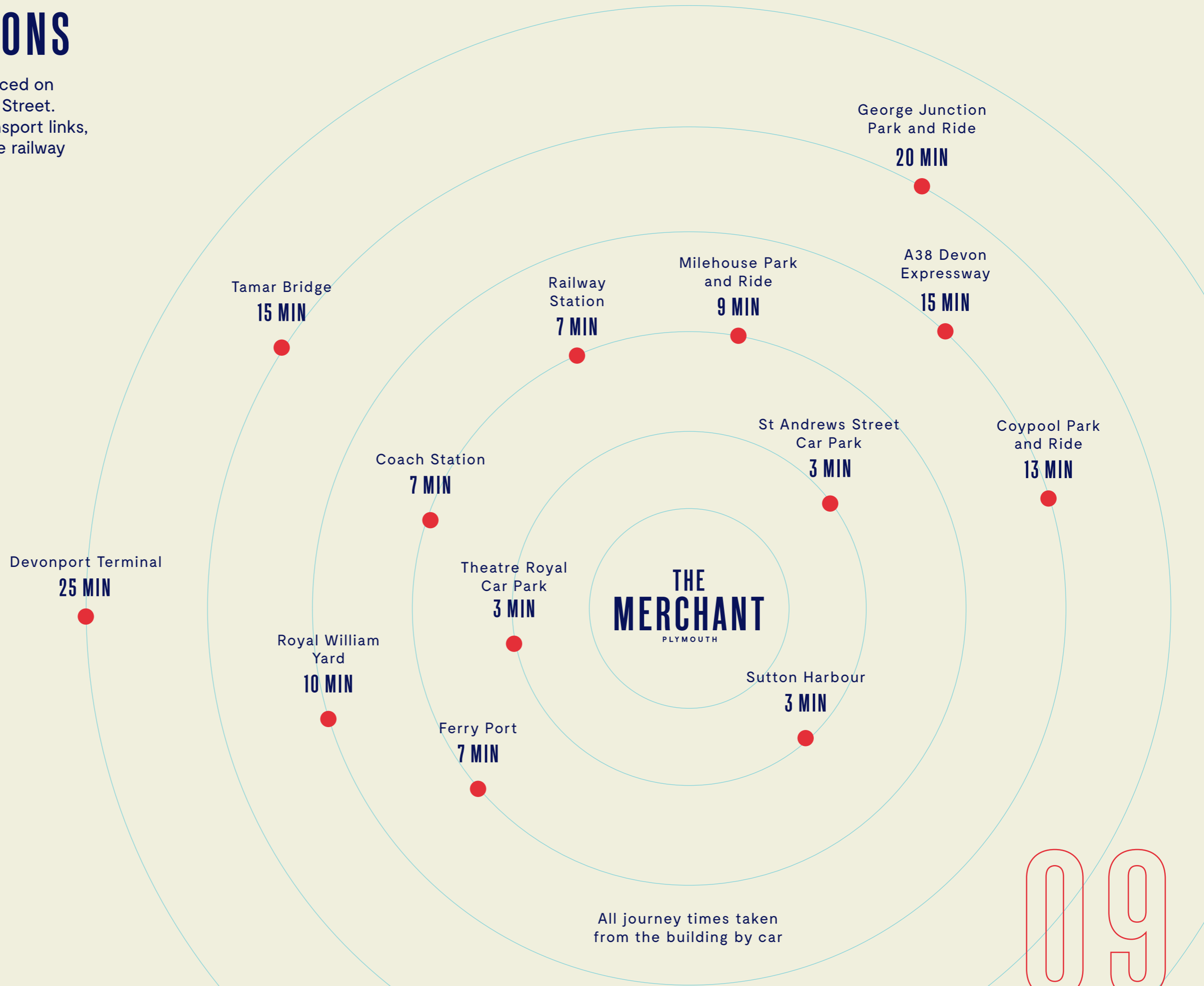
- 15 Drake Circus
- 16 Independent Quarter/  
Plymouth City Market
- 17 Barbican Historic Quarter

## PARKING

- 18 St Andrews Street/  
Whimble Street car park
- 19 Theatre Royal car Park

# THE CONNECTIONS

The Merchant is prominently placed on the inner City ring road of Notte Street. It is ideally positioned for all transport links, coach and bus stations, main line railway and cross Channel ferries.



# THE CITY

As the principal conurbation in Devon, the City of Plymouth has a population in excess of 250,000 residents. The city provides an extensive range of retail, business, leisure and amenities facilities, together with employment opportunities.

Plymouth has a noted Naval Port and Dockyard, the benefit of a main line station on the Penzance to Paddington main line, and a cross Channel ferry terminal.

With the forthcoming Mayflower 2020 celebrations, the city is seeing considerable investment including a £5 million redevelopment of the railway station and two major new multimillion pound road schemes.

# OF

# PLYMOUTH

# 10



Computer generated  
image(s) are for indicative  
purposes only'



12

Computer generated image(s) are for indicative purposes only

The rebirth of The Merchant exceeds current standards. A new glazed 5th floor penthouse provides extraordinary panoramic views of Plymouth. The Merchant has aimed high, achieving an environmental performance certificate (EPC) 'A' rating whilst retaining the best of the building's original essence and charm.



Computer generated image(s) are for indicative purposes only'

17

# THE SPACE

The Merchant's flexible floor plate configuration allows for a wide size range of productive, flexible, contemporary office space.

Floor	Sq m	Sq ft
Lower Ground - Coffee Lounge A1-A3	108	1160
Lower Ground - External seating space	49	527
Lower Ground - Reception	34	363
Lower Ground - Office	69	733
Ground - Offices	441	4,738
1st floor - Offices	603	6,487
2nd floor - Offices	603	6,487
3rd floor - Offices	603	6,487
4th floor - Offices	387	4,164
4th floor - Roof break out space	34	366
5th floor - Offices	128	1,371
5th floor - Roof break out space	135	1,453
<b>Total</b>	<b>3,194</b>	<b>34,336</b>

\*All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.





Computer generated image(s) are for indicative purposes only

15

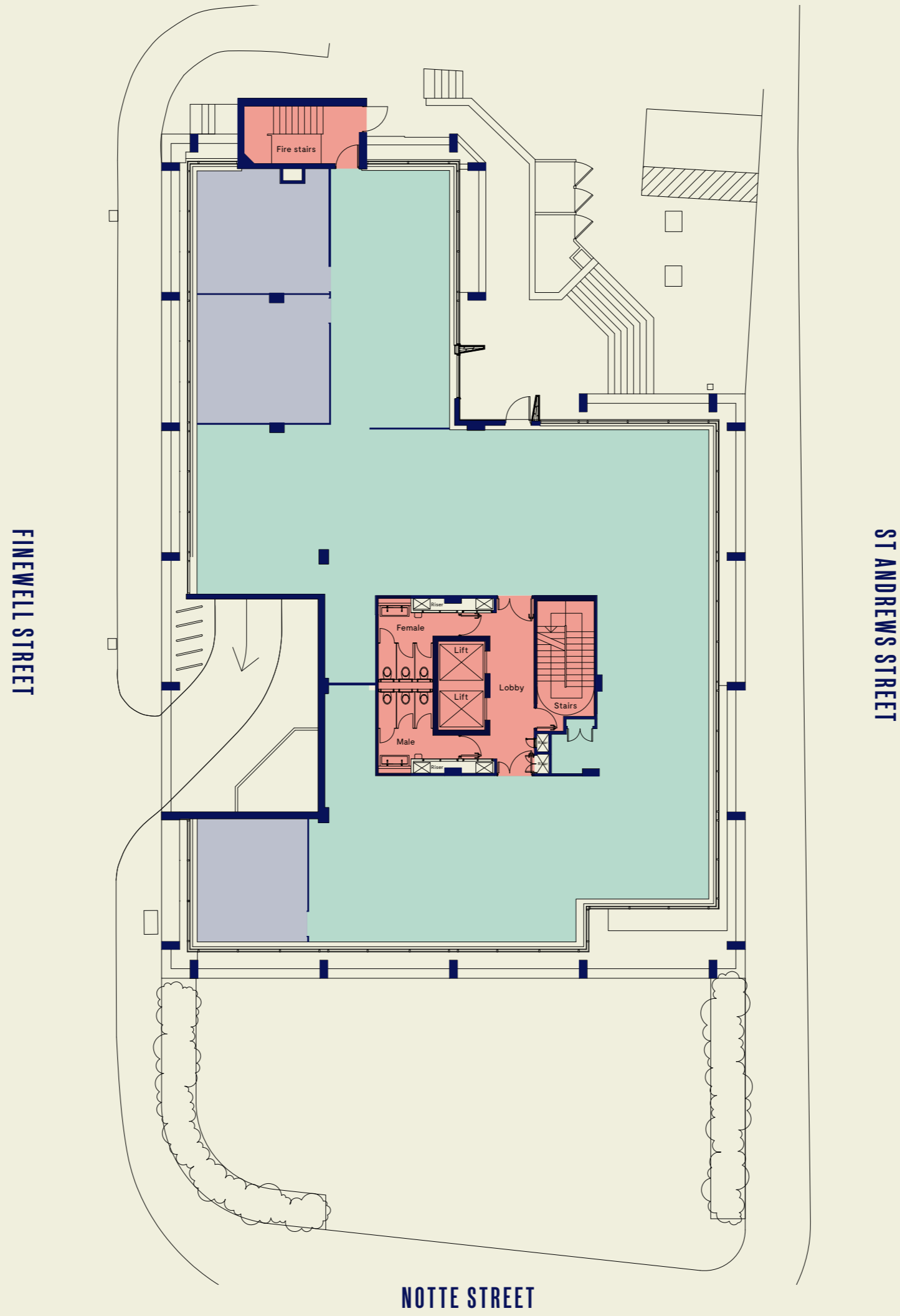


# FLOOR PLANS

## GROUND FLOOR

4737.2 sq ft \_ 440.1 sq m

- Open plan office space
- Closed plan office space



16

For indicative purposes only.  
Not to scale.



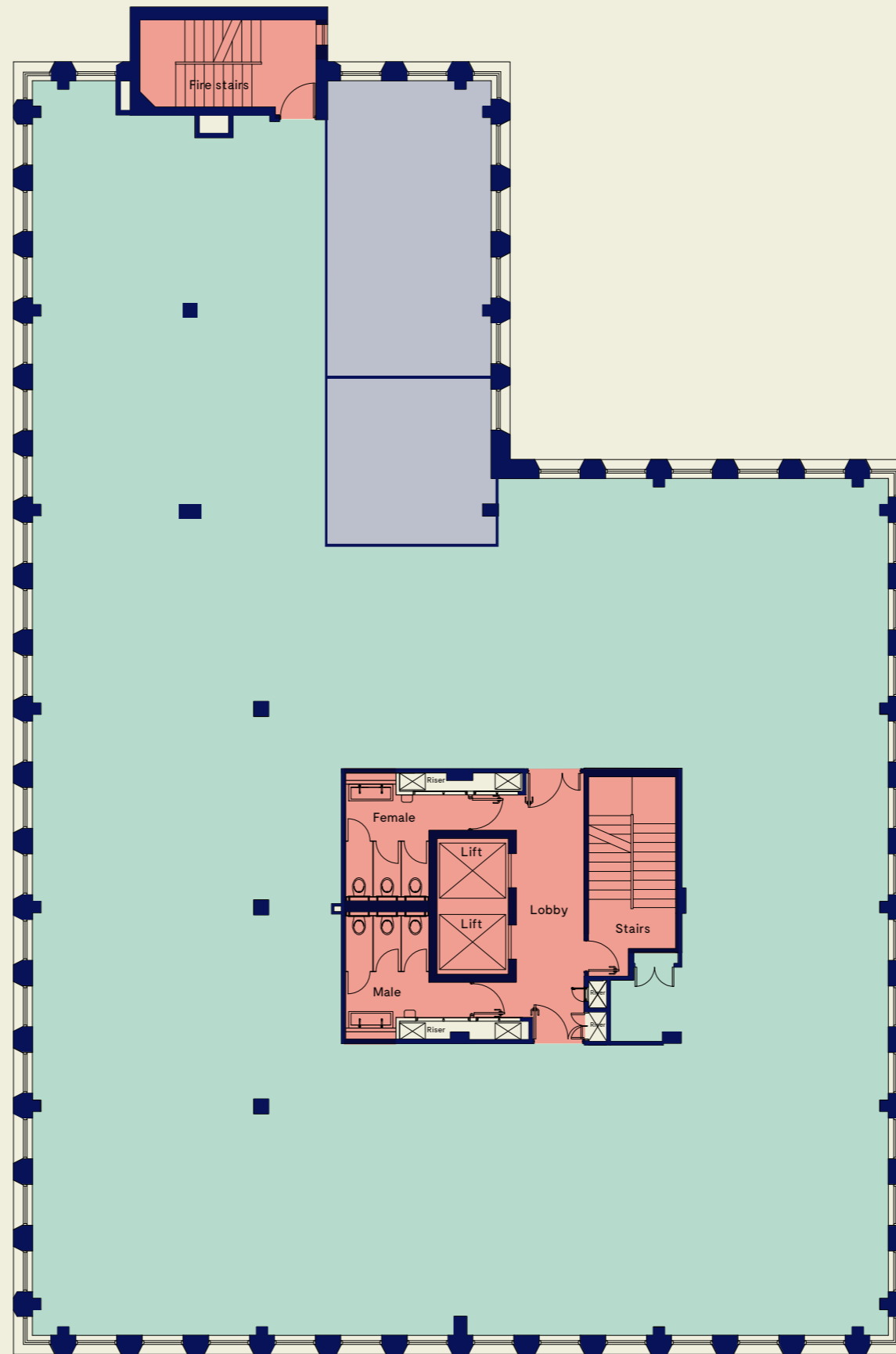
# FLOOR PLANS

## FIRST TO THIRD FLOORS 6486.3 sq ft \_ 602.6 sq m

- Open plan office space
- Closed plan office space

FINEWELL STREET

ST ANDREWS STREET



NOTTE STREET



For indicative purposes only.  
Not to scale.

17

# FLOOR PLANS

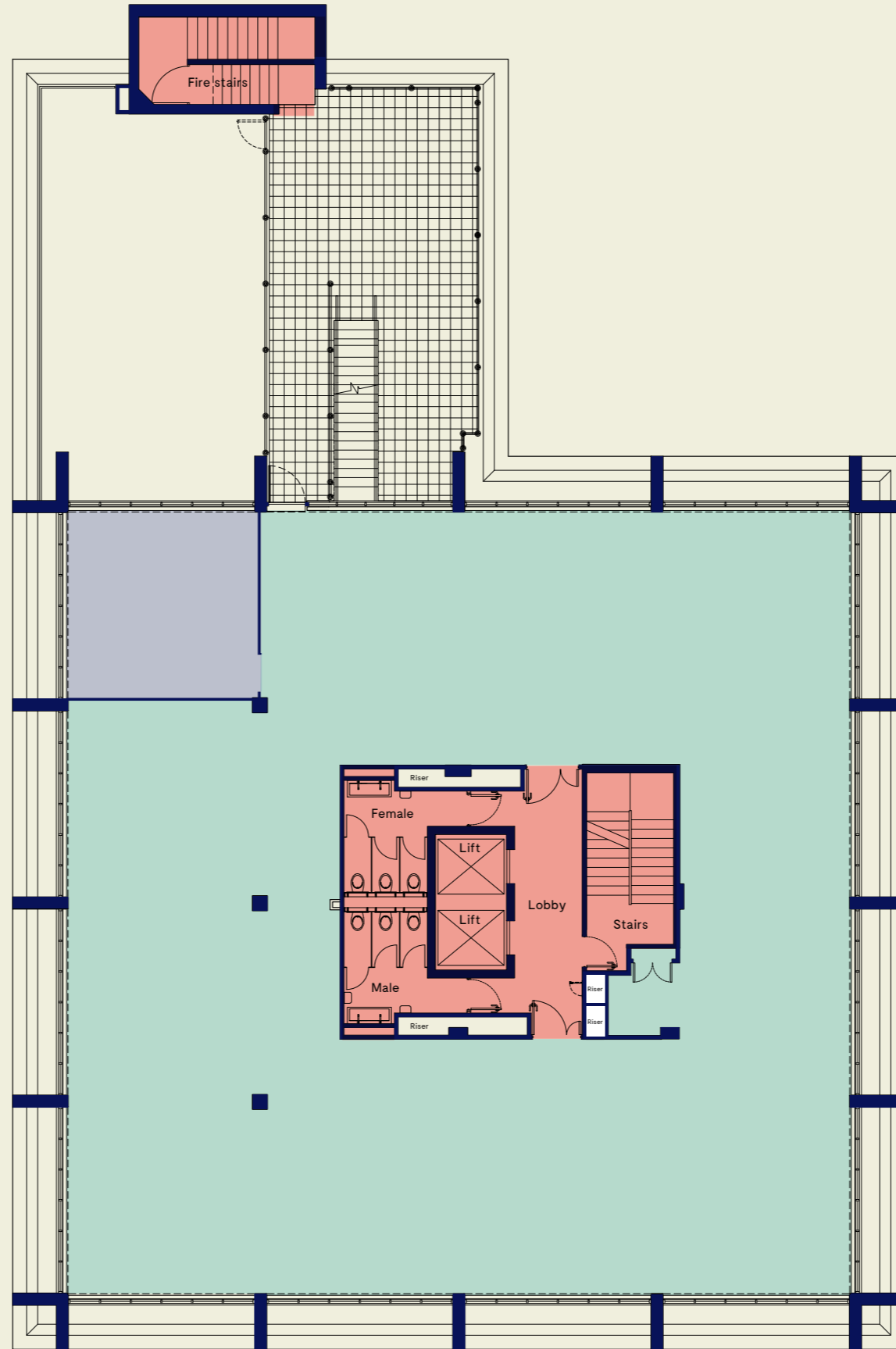
## FOURTH FLOOR

4163.5 sq ft \_ 386.8 sq m

- Open plan office space
- Closed plan office space
- Roof break out space - area 34 sqm

FINEWELL STREET

ST ANDREWS STREET



NOTTE STREET

18




For indicative purposes only.  
Not to scale.



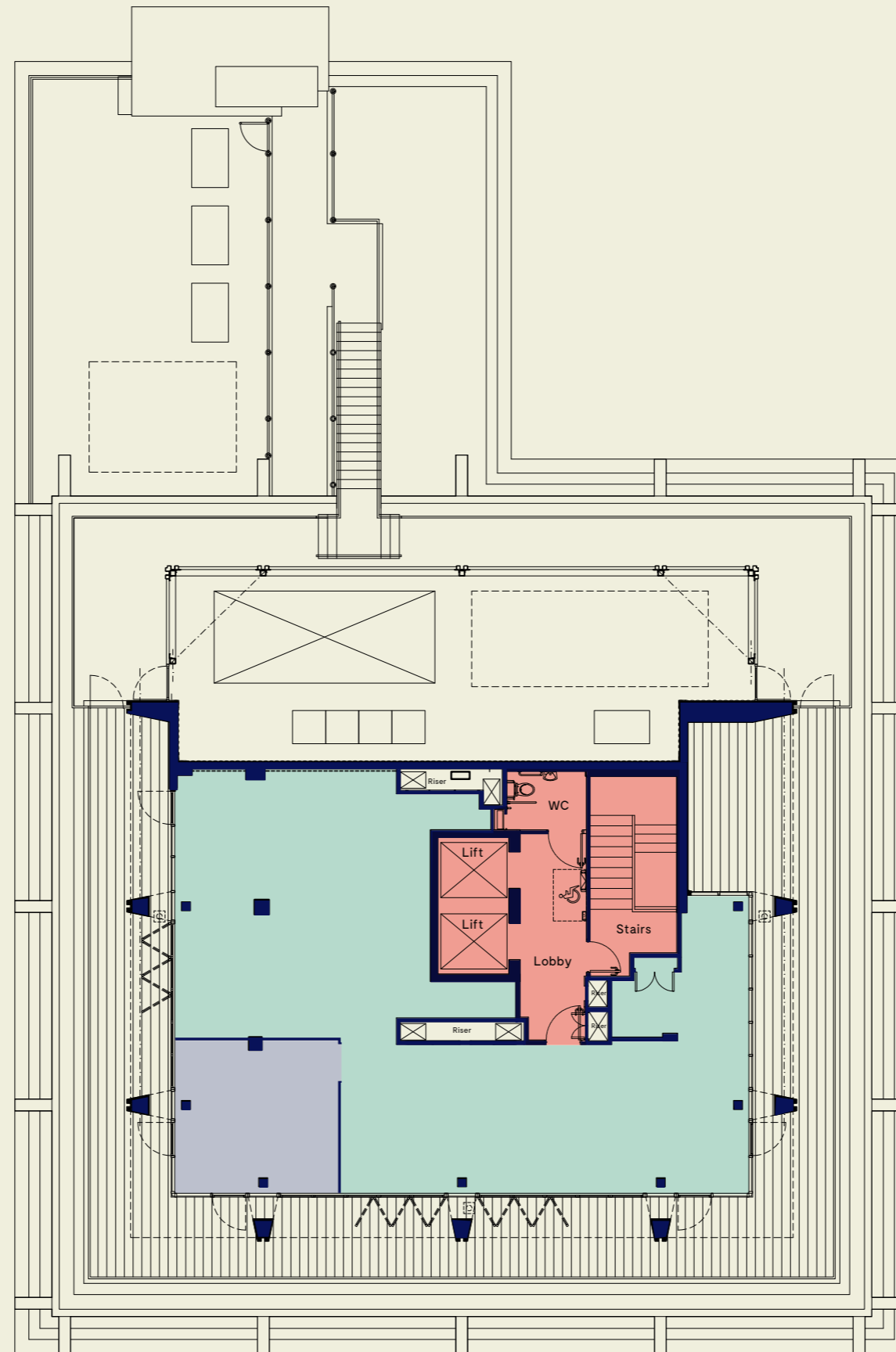
# FLOOR PLANS

## FIFTH FLOOR

1370.2 sq ft \_ 127.3 sq m

-  Open plan office space
-  Closed plan office space
-  Balcony break out space – area 135sqm

FINEWELL STREET



ST ANDREWS STREET

NOTTE STREET



For indicative purposes only.  
Not to scale.

19

# SPACE PLANS

## FIRST FLOOR - STANDARD OFFICE

6486.3 sq ft \_ 602.6 sq m

Desks: 77

Meeting Rooms/Management offices: 2

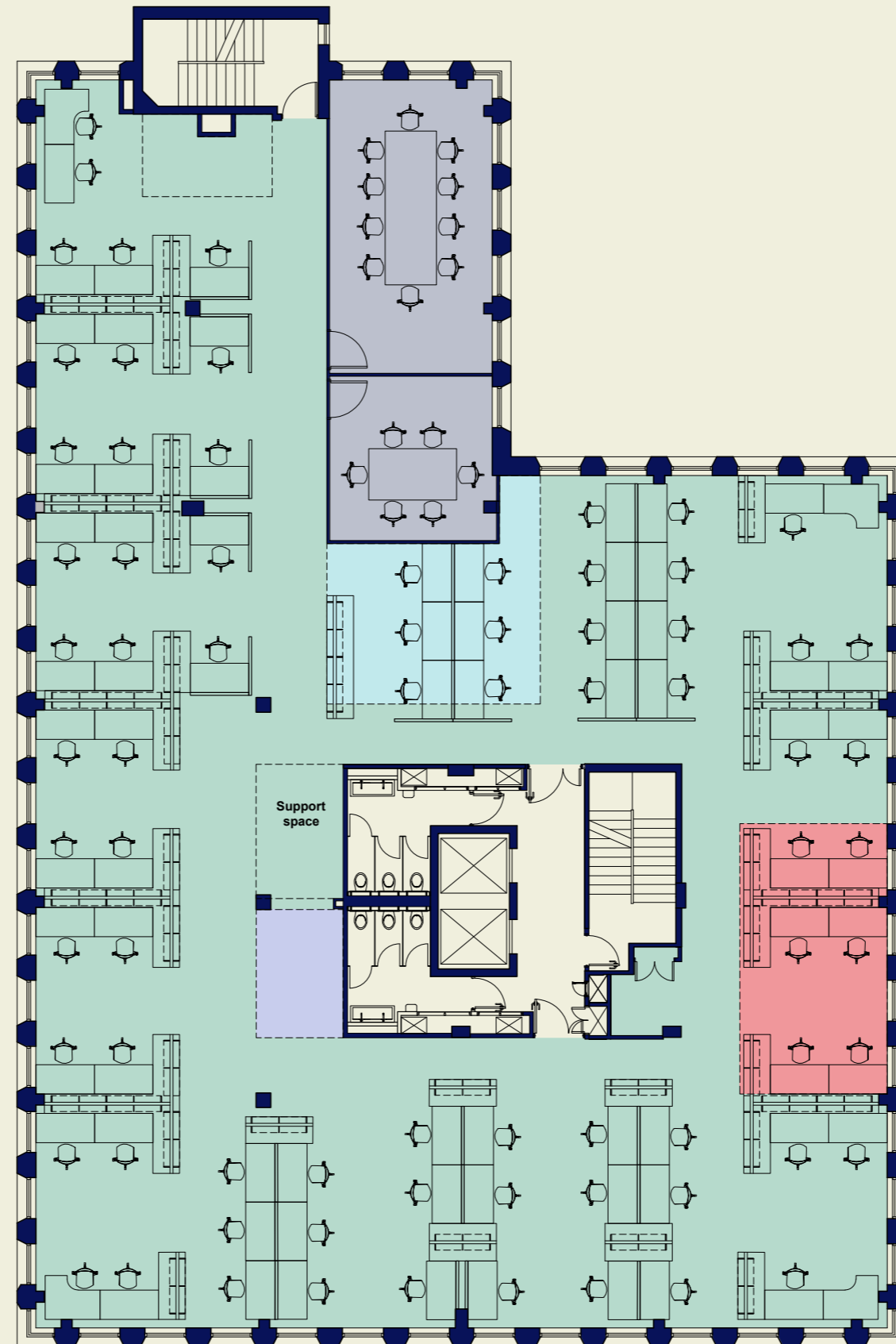
Notional filing, copying and print space: 2

Kitchenette: 1

- Filing, photocopy & Printing zone
- Potential reception/Admin support
- Potential break out space

Density 1:8 sq m available

FINEWELL STREET



ST ANDREWS STREET

NOTTE STREET

20

For indicative purposes only.  
Not to scale.






# SPACE PLANS

## FIFTH FLOOR PLAN - MEETING ROOMS LAYOUT

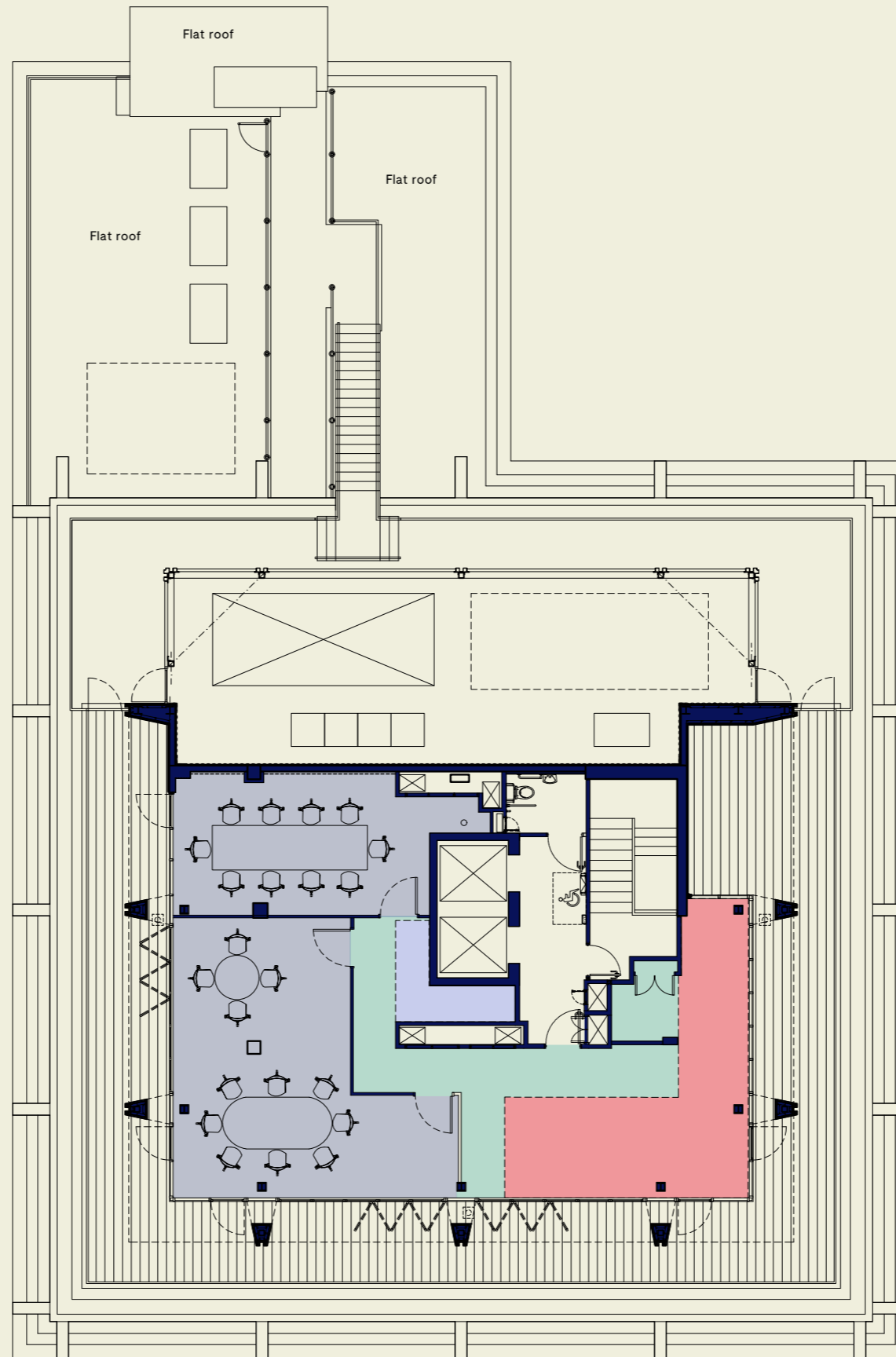
1370.2 sq ft \_ 127.3 sq m

Meeting Rooms/Management offices: 1  
Notional filing, copying and print space: 1  
Kitchenette: 1

-  Potential reception/Admin support
-  Potential break out space
-  Balcony break out space – area 135sqm

Density 1:8 sq m available

FINEWELL STREET



ST ANDREWS STREET

NOTTE STREET



For indicative purposes only.  
Not to scale.

21

# WEBSITE

[themerchantplymouth.com](http://themerchantplymouth.com)

# ADDRESS

The Merchant  
Notte Street  
Plymouth  
PL1 2AH

# PROFESSIONAL TEAM

Developer – Developing London

Architect – Architects Design Group

Project Manager – Developing London

Structural – Structural Works

M&E – MTT Consulting

Main Contractor – Developing London



## DEVELOPING

L O N D O N

Founded by Clayton Lyon, Developing London  
is part of the Developing London Group.

[Developing-london.com](http://Developing-london.com)

# LETTING AGENTS



JLL  
Andrew Pearce  
T: +44 (0)139 242 9302  
M: +44 (0)7971 278386  
[Andrew.Pearce@eu.jll.com](mailto:Andrew.Pearce@eu.jll.com)



Stratton Creber Commercial  
Chris Ryland  
T: +44 (0) 1752 670700  
M: +44(0)7917276772  
[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

22

# BUSINESS RATES

On completion of the development the building will need to be reassessed based on the various sized suites created.

EPC – Grade A refurbishment with a target EPC A rating

# LEASE TERMS

The premises are available by way of a new lease, length negotiable, drawn on an equivalent full repairing and insuring basis.

# LEGAL COSTS

Each party to cover their own legal and professional fees incurred in the transaction.

# SERVICE CHARGE

A service charge is levied on the building to cover the maintenance of the common areas, concierge, and communal services provided by the landlord. Further details on the service charge budgets can be provided by the marketing agents.

## IMPORTANT NOTICE

JLL, Stratton Creber Commercial & Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of JLL, Stratton CreberCommercial or Vickery Holman has any authority to make or give any representation of warranty in relation to this property.