



THE NEW ENDEAVOUR
FOR BUSINESS

themerchantplymouth.com

CONTEMPORARY OFFICE SPACE TO LET



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.

Inspired by Plymouth's regeneration program, the developer tasked a team of local professionals led by ADG architects to breathe life back into the building. Targeting leading-edge sustainability, premium specifications, and sophisticated style, The Merchant delivers.

This dynamic office has an EPC 'A' rating, high end services technology, and stunning specialist interior finishes. 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.



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, opens 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.

- › Has an EPC 'A' rating
- › New Building Management System
- › Excellent broadband and fibre connectivity to the building
- › Density design 1:8 sq m
- › New VRF air-conditioning
- › 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 concrete floors
- › Lift access to all floors

THE CITY OF PLYMOUTH

WHERE THE BUSTLING CITY CENTRE MEETS THE VIBRANT BARBICAN

Plymouth is the most significant urban area on the South West peninsula. It has a population in excess of 264,000 residents with a further 100,000 people living with the city's travel to work area. The city provides an extensive range of retail, business, leisure and amenities facilities, together with employment opportunities.

Plymouth is Britain's Ocean City has the largest naval base in Western Europe; it benefits from mainline rail to London Paddington (3hrs 15mins), and has a cross-Channel ferry terminal. The A38 Devon Expressway provides dual carriageway access to Exeter (35 miles) and the motorway network beyond.

Plymouth is an ambitious city with huge growth potential and is undergoing exciting changes, with many more on the horizon. Plymouth has a unique set of competitive advantages on which to build upon in its transition to a more competitive and thriving knowledge-based economy. A high quality educational infrastructure, including two universities and a substantial pool of young talent, continues to grow, playing an ever increasing role in supporting economic growth agendas

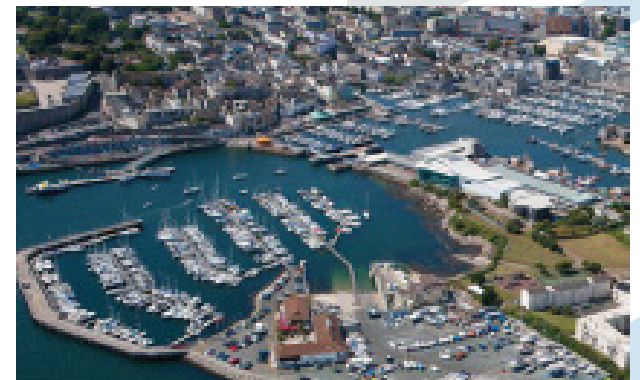
04



PLYMOUTH HOE



THE BARBICAN

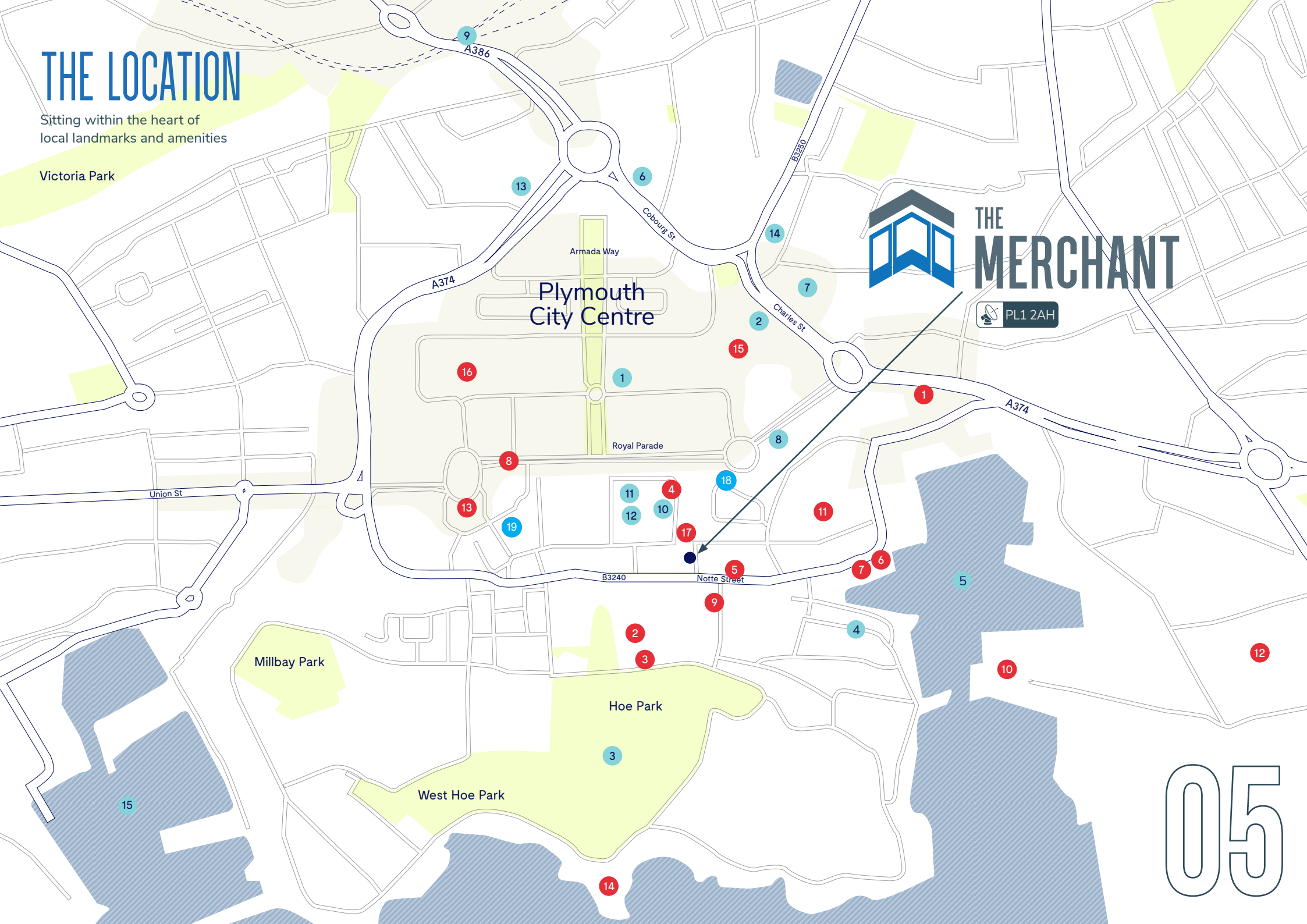


SUTTON HARBOUR

THE LOCATION

Sitting within the heart of
local landmarks and amenities

Victoria Park



THE
MERCHANT

PL1 2AH

05

The 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 The Barcode, Drakes Leisure Complex
- 9 Railway Station
- 10 St Andrews Church
- 11 Guildhall
- 12 Courts
- 13 North Cross
- 14 Plymouth Business School
- 15 Millbay Docks

HOTEL

- 1 Leonardo Hotels
- 2 Crowne Plaza

DINING

- 3 Marco Pierre White Steakhouse Bar & Grill
- 4 The Treasury
- 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

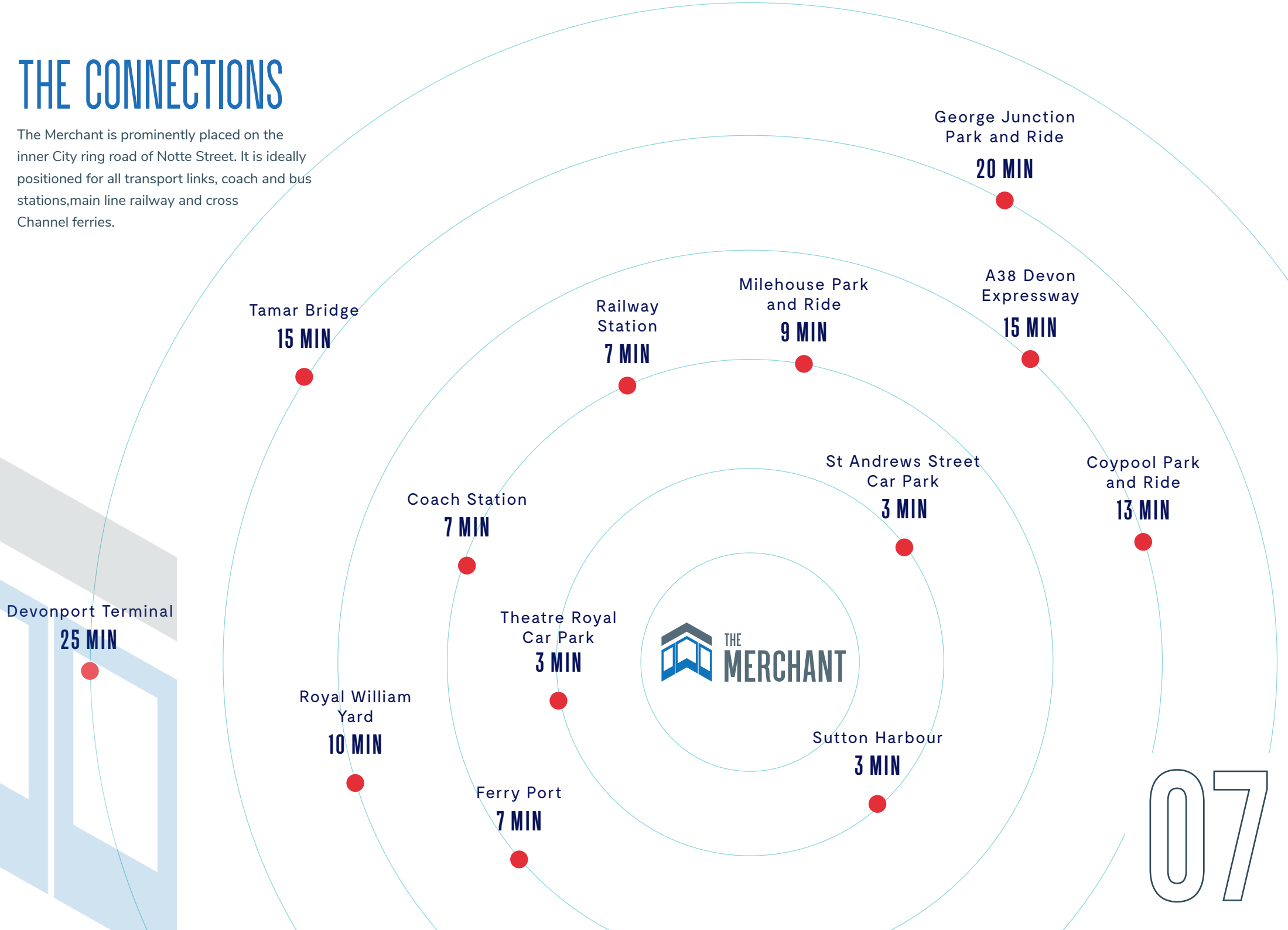
PARKING

- 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 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	1,160
Lower Ground – Offices LET	69	733
Ground – Offices LET	441	4,738
1 st floor – Offices	603	6,487
2 nd floor – Offices LET	603	6,487
3 rd floor – Offices LET	603	6,487
4 th floor – Offices	387	4,164
5 th floor – Offices LET	128	1,371
5 th floor – Roof break-out LET	135	1,453

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

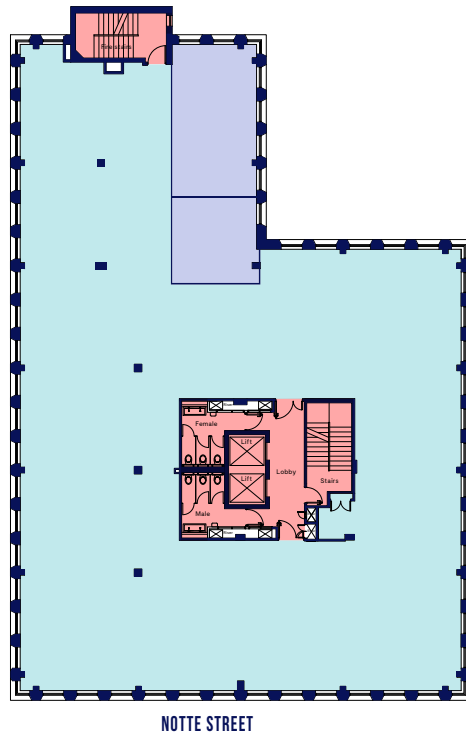


FLOOR PLANS

FIRST AND SECOND FLOORS

603 sq m (6,486 sq ft)

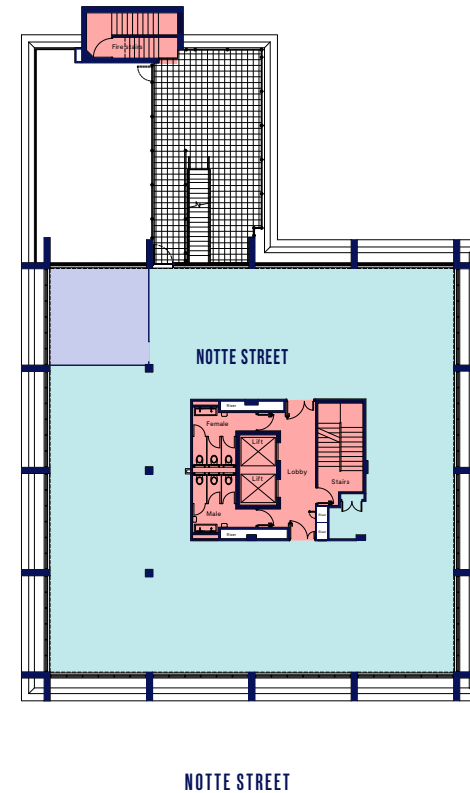
- Open plan office space
- Closed plan office space



FOURTH FLOOR

387 sq m (4,164 sq ft)

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





THE MERCHANT, NOTTE STREET,
PLYMOUTH, DEVON PL1 2AH

themerchantplymouth.com

BUSINESS RATES & EPC

The building will be assessed by the Valuation Office based on the various sized suites created.

EPC: A.

LEASE TERMS

New leases are available on parts of floors, whole floors or combination of floors. These will be drawn on an effectively full repairing and insuring basis with a service charge levied.

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.

LEGAL COSTS

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

MARKETING AGENTS



Tim Western
T: +44 (0)1392 429305
M: +44 (0)7711 851459
tim.western@jll.com



Chris Ryland
T: +44 (0)1752 670700
M: +44 (0)7917 276772
chrisryland@sccplymouth.co.uk

IMPORTANT NOTICE

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

- 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;
- 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;
- No person in the employment of JLL or Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property. April 2024.