

Space to work New Cooperage

New Cooperage

Royal William Yard

Plymouth

Building

Floor

Size

Rent

Service Charge

New Cooperage

Ground & First

10,118 sq ft

£17 per sq ft

TBC upon application

Virtual Tour



New Cooperage is a Grade II Listed building, that's home to retail and restaurant spaces on the ground floor with open plan office space on the first floor, served by an impressive foyer and reception area.

This elegant 2-storey building dates from 1899 and was home to an army of coopers who constructed the many barrels used on the Royal Navy's ships. Behind its grand, classical exterior are the results of a bold, yet sympathetic refurbishment. Features include exposed historic limestone walls, and complex cast iron roof trusses. With flexible layouts that can be split into all sorts of sizes and an impressive outlook on to the Yard's green, which comes alive during the warmer months playing host to a variety of events and summer activities, the opportunities to create that unique work or retail space are endless. The ground floor is home to prominent retail and restaurant space capturing footfall through the bustling Yard.



Ground Floor

Entrance Lobby + Lift

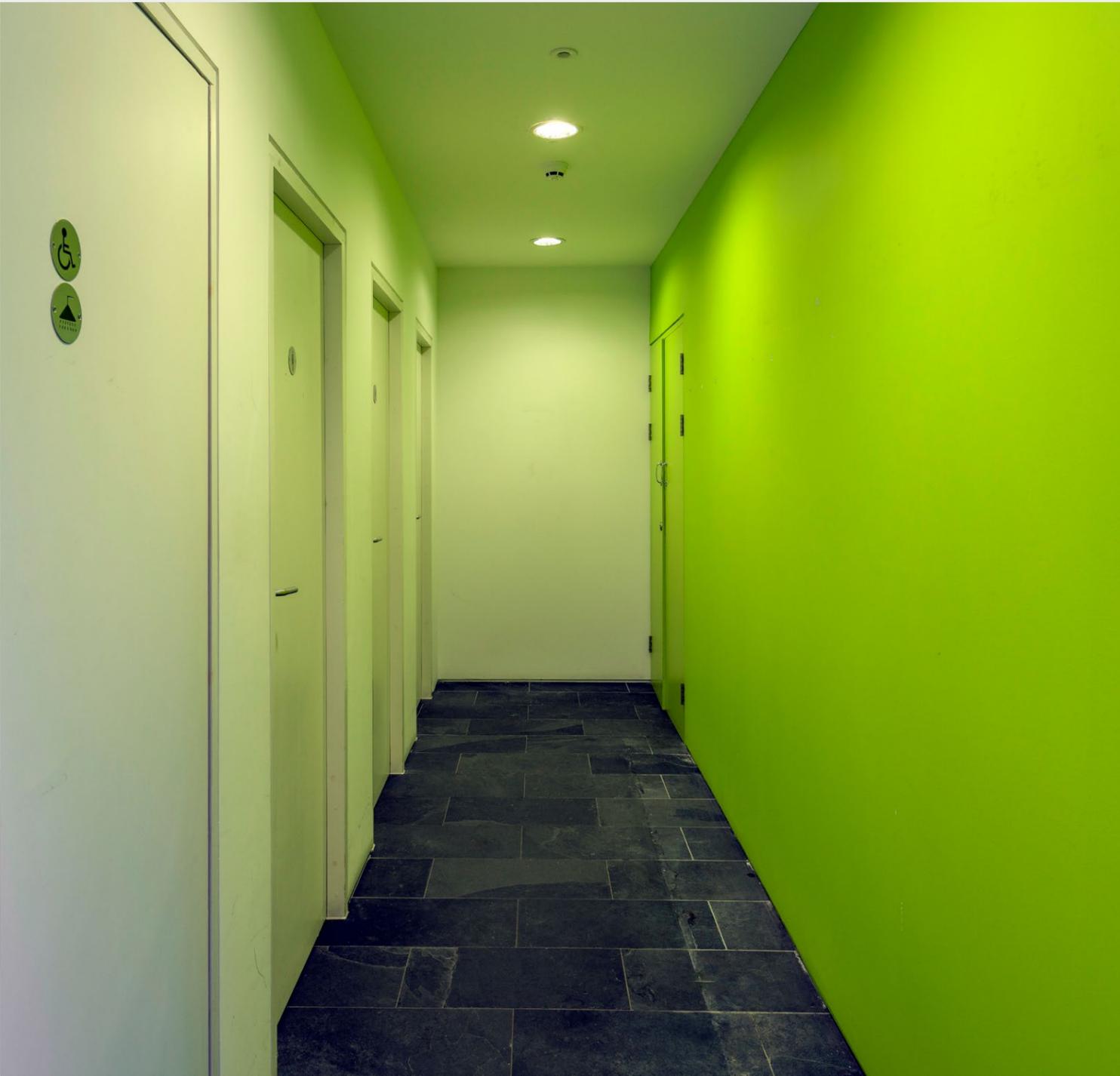


Ground Floor

Kitchen Area

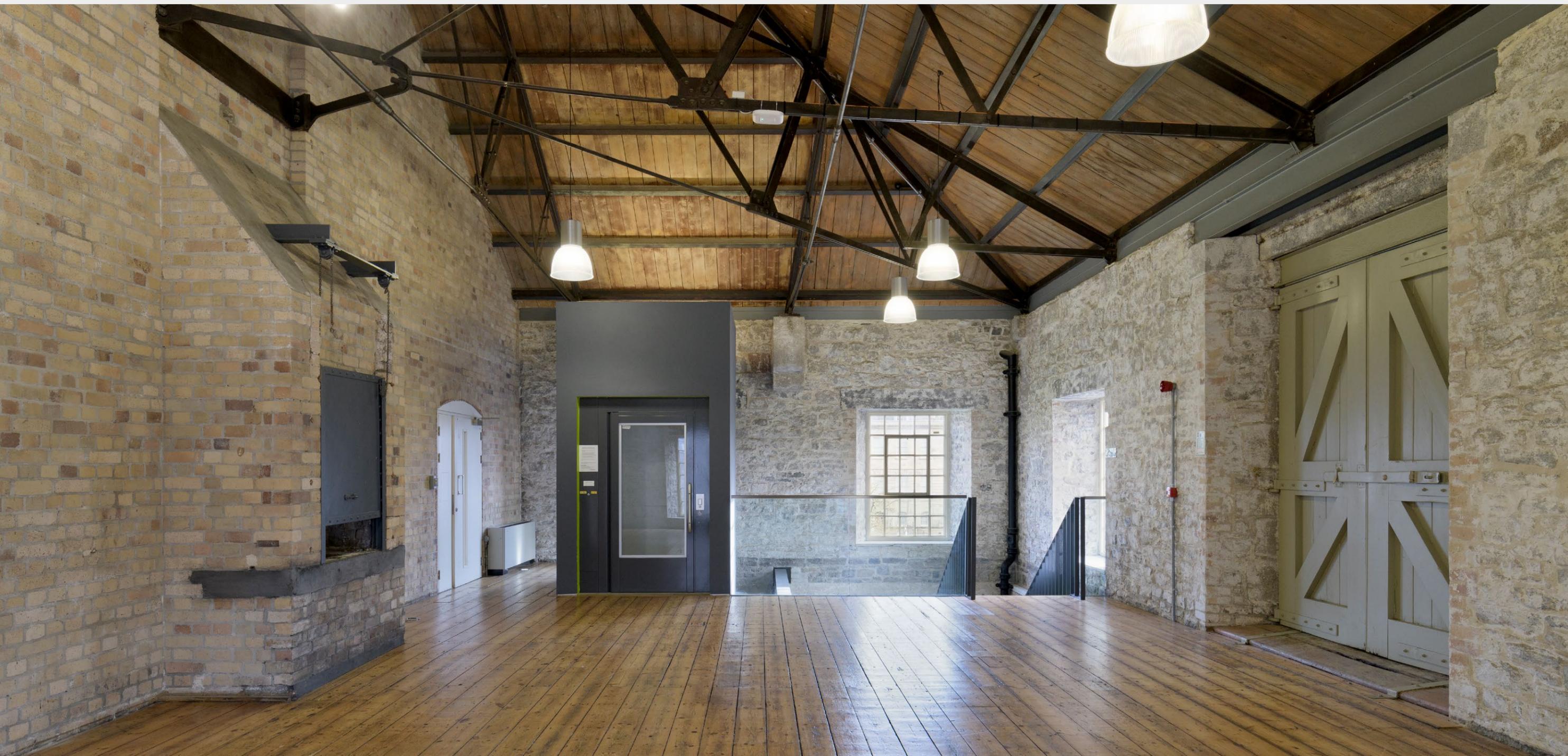


Shower + WCs



First Floor

First Floor Lobby



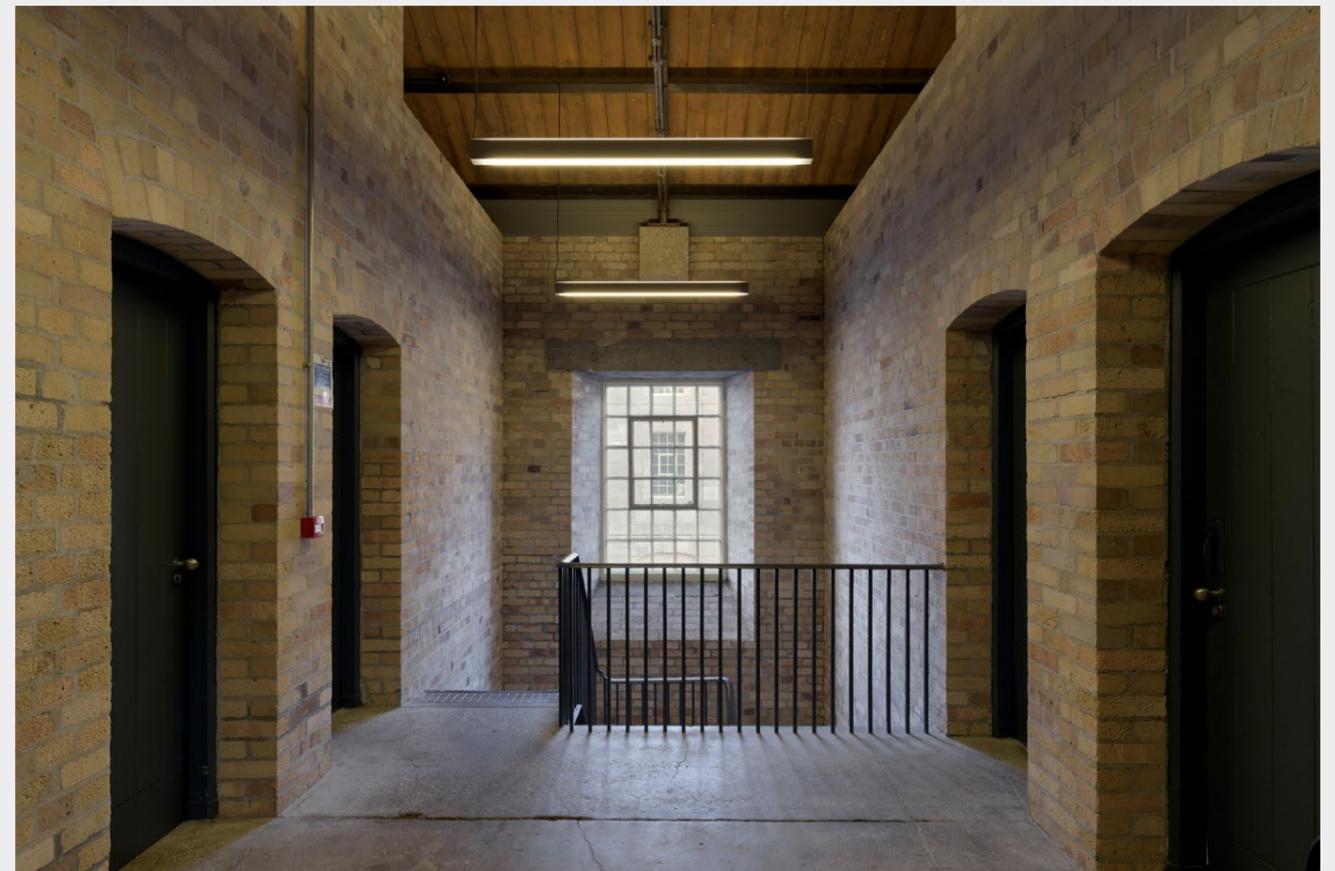
First Floor

Main Office Space — circa 8,000 sq ft



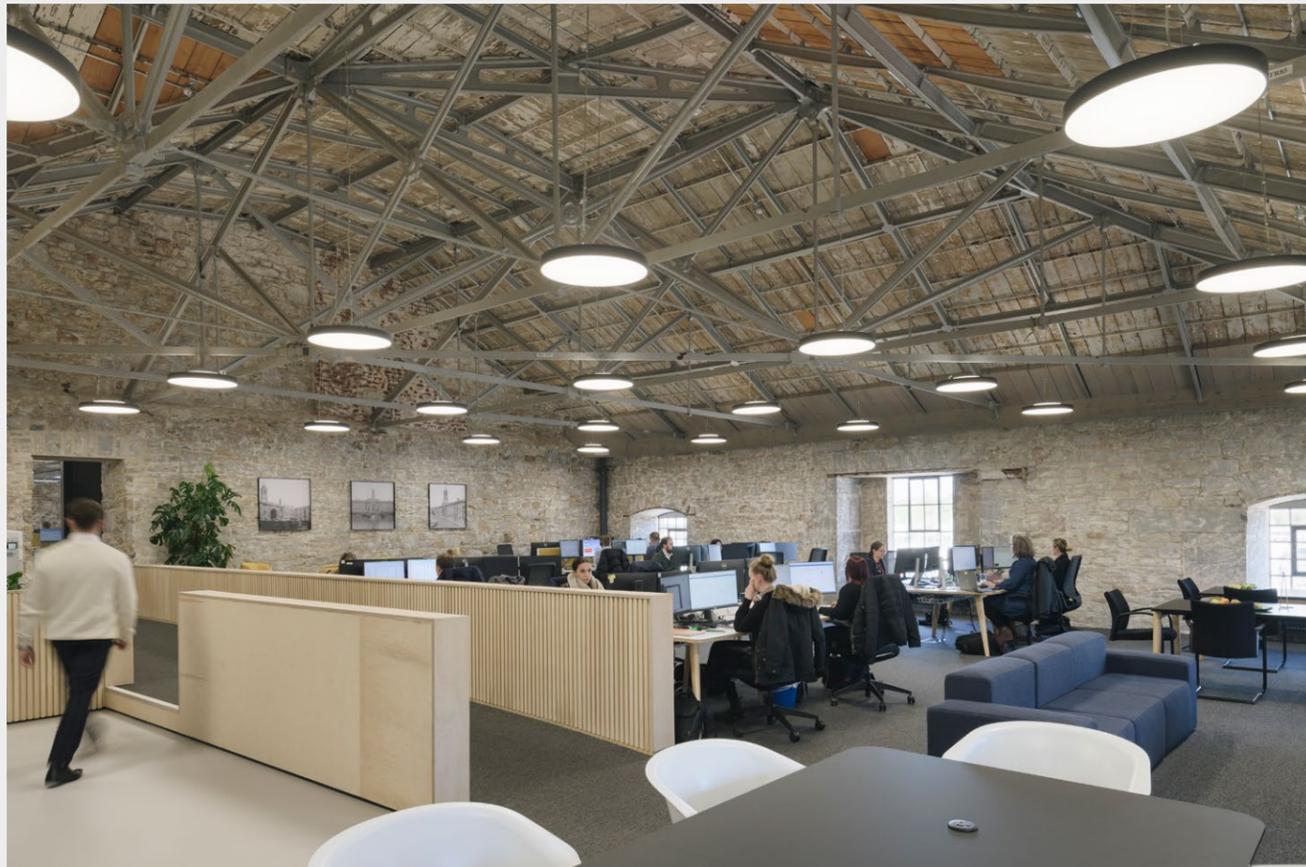
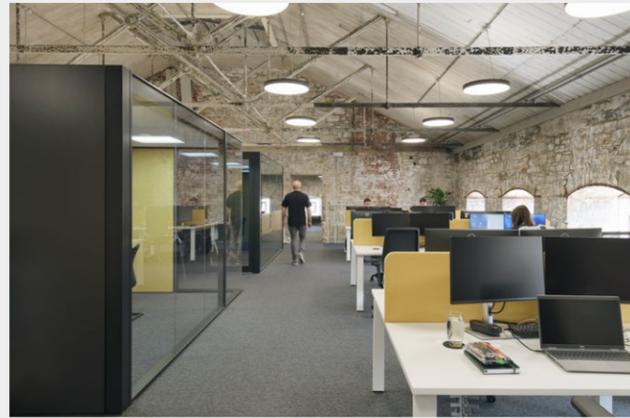
First Floor

First Floor Landing + Office Spaces



Existing spaces

PKF Francis Clark



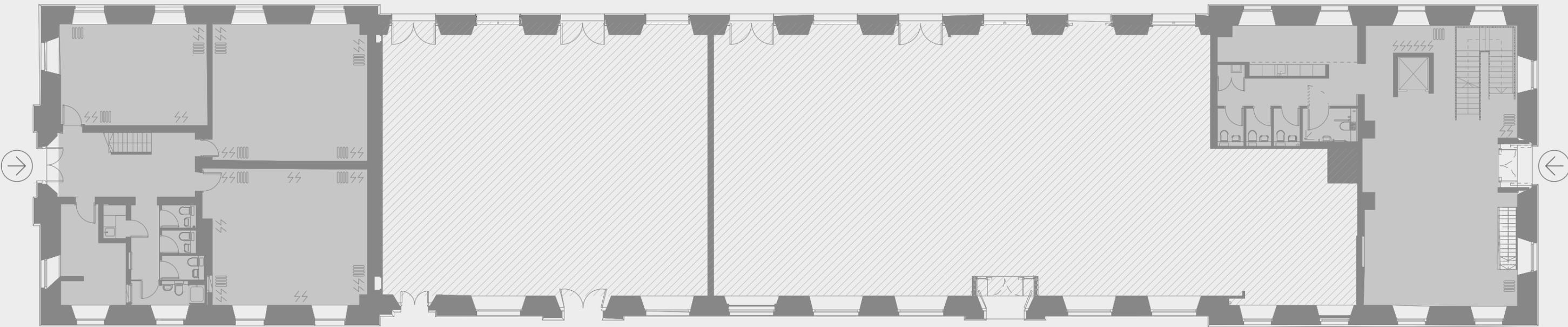
The historic fabric of the buildings at Royal William Yard, both internally and externally, provide an incredible backdrop for a variety of fit out styles.

External





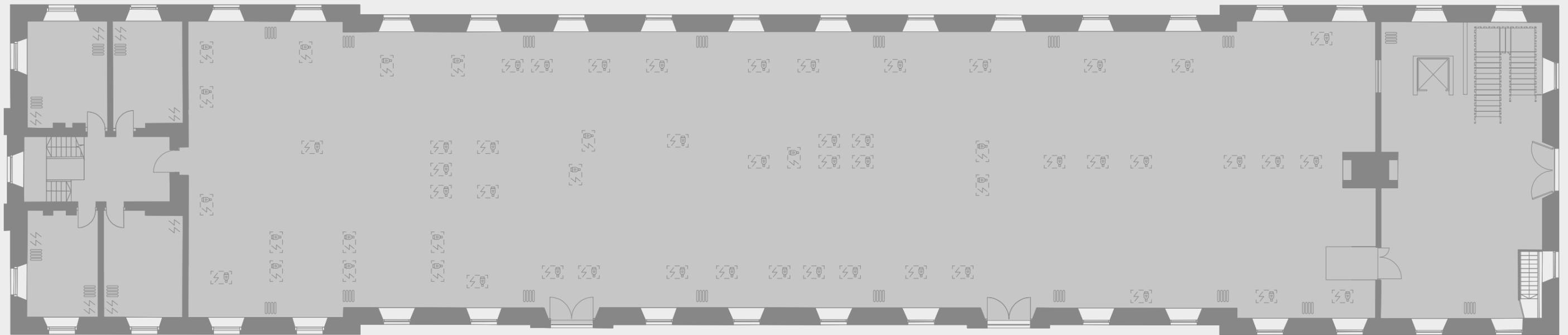
Ground Floor



Virtual Tour	Details				Facilities						
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift	
	G01	Ground	1,442	134	26 	0  	11 	7 +   	Communal	8 Person	



First Floor



Virtual Tour	Details				Facilities					
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift
	F01	First	7,955	740	16	60	23	—	—	8 Person

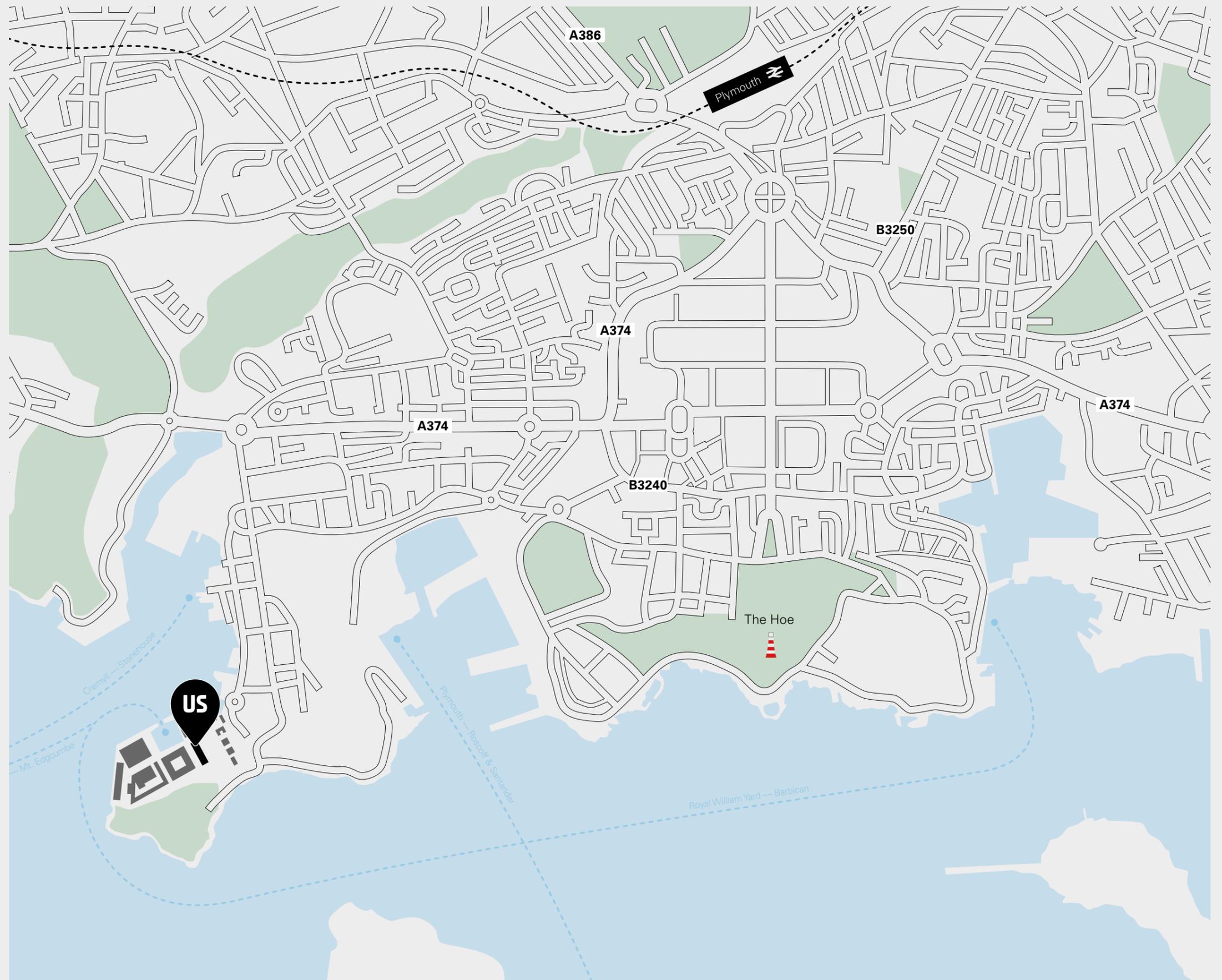
New Cooperage Royal William Yard Plymouth PL1 3RP



Superbly located between the River Tamar and Plymouth Sound, Royal William Yard is situated to the south west of the city of Plymouth, a port city situated on the south coast of Devon, England.

Plymouth is linked to the main motorway network via the A38 (M5). Regular train services from Plymouth to London run from the mainline Plymouth rail station and Exeter International Airport is only a 50 minute drive away.

There is an on-site marina offering berthing and mooring on a daily, weekly or monthly basis, as well as an hourly water bus service between the Yard and the Barbican and regular buses to the Yard from the City centre.



Work with US



It's all about you



You're our treasured customers who help bring our communities to life. That's why we put as much effort into looking after you as we do into creating award-winning buildings. Our working relationship therefore is built on simplicity and flexibility from day one. Short-form leases, efficient processes and fast work mean we make the whole experience – right from the minute you move in – an easy one.

This is how we do it:

01

Hands-on

We own and manage our buildings, they mean a lot to us so we keep them in great condition. We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with US.

02

Fast work

Viewed the space? Want to move right in? We certainly won't hold the process up. Our in-house team can offer flexible leases from 5 to 25 years and everything in-between to suit you and the needs of your business.

03

Zero jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one. With fair, affordable and transparent rents, we'll never hide fees in the small print.

Our Team



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Make me yours

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