

# Space to play New Cooperage

New Cooperage

Royal William Yard

Plymouth

Building

Floor

Size

Rent

Service Charge

New Cooperage

Ground

377 to 538 sq ft

£22.50 per sq ft

TBC upon application

Virtual Tour





Once a Royal Navy victualling yard, Royal William Yard is now an award-winning waterside destination in the heart of the South West, with an established office community of over 70 businesses that includes designers, quantity surveyors, architects, financial advisers, and many more.



The collection of Grade I listed buildings have been re-imagined by Urban Splash as Plymouth's best place to live, work, stay and play. Home to a bustling community, the Yard is a place where artists, homeowners, office workers, holidaymakers, small-business owners, students and day-trippers rub shoulders as waves lap the shores on three sides. Its renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century.

New Cooperage is a Grade II Listed building that's home to retail and restaurant spaces on the ground floor, as well as open plan offices 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. Historic 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.



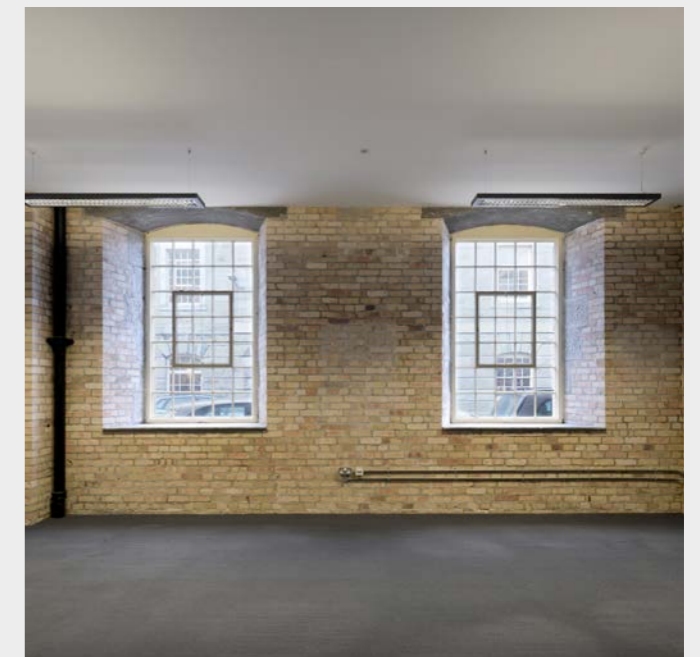
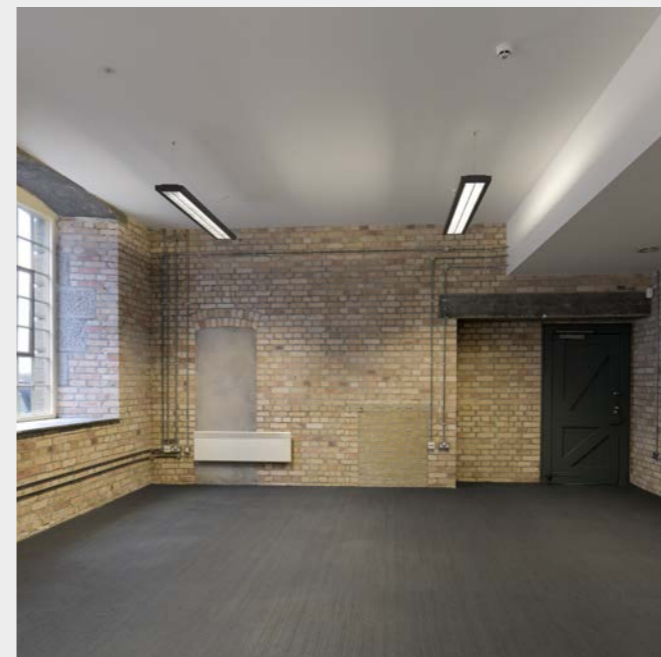
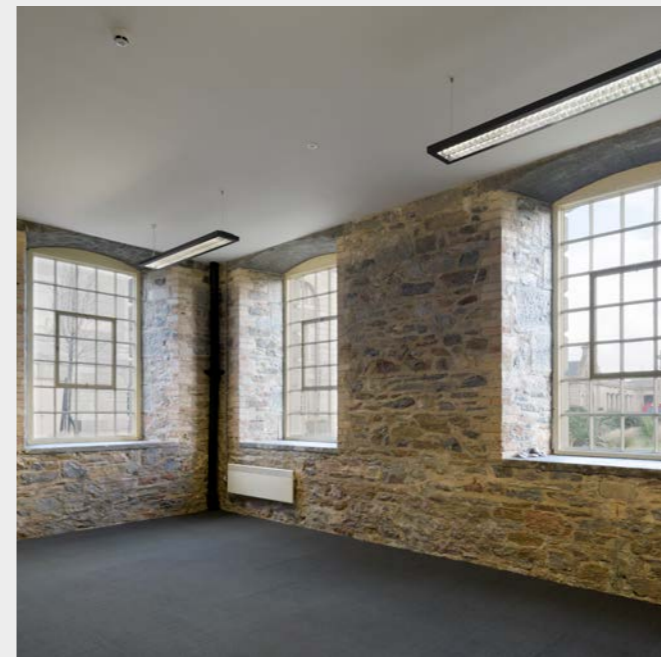
# Ground Floor

External + Main Entrance



# Ground Floor

Internal Spaces



# Existing Spaces showing dropped windows to create retail environment

Le Vignoble, New Cooperage



# Ground Floor

# Floorplan

0

10

20m

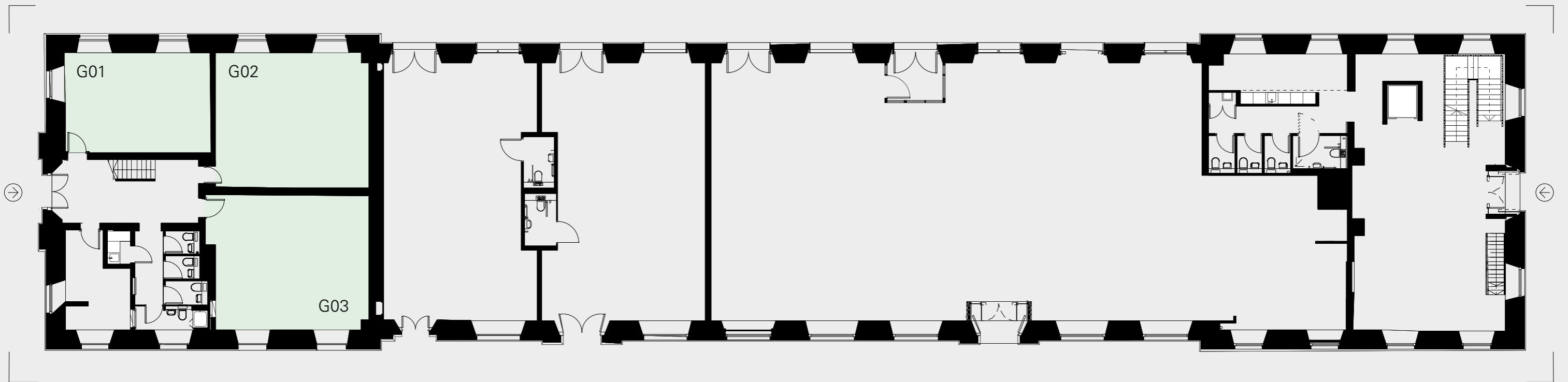


➔ Entrance

➔ Additional Access

\* Can be subdivided

† Can be combined



# Workspace



**G01**  
 377 sq ft  
 Available  
 To Let



**G02**  
 538 sq ft  
 Available  
 To Let



**G03**  
 538 sq ft  
 Available  
 To Let

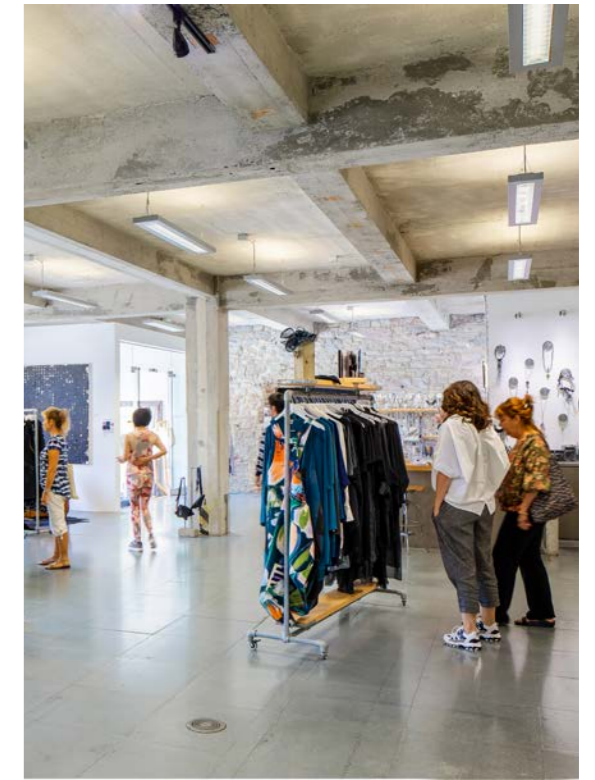
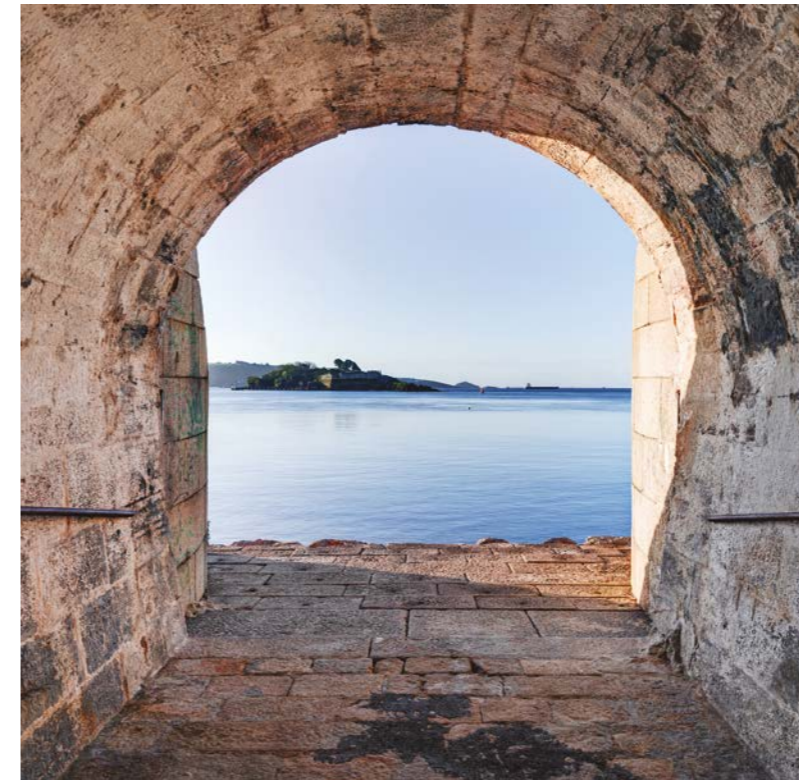


# Yardlife

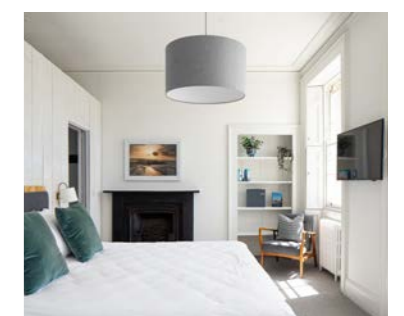
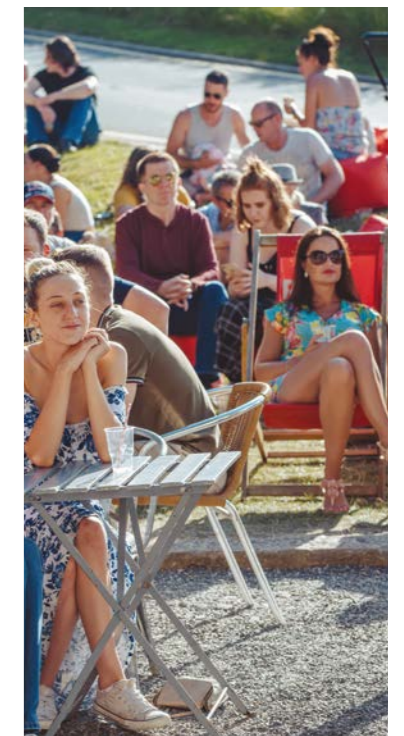
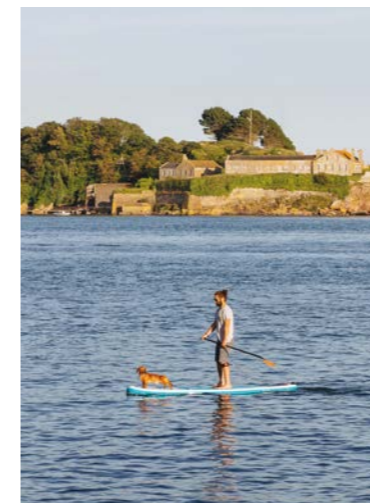
Home to a bustling community, the Yard is a place where offices, apartments, restaurants, bars, leisure businesses and galleries rub shoulders, as waves lap the shore on three sides.



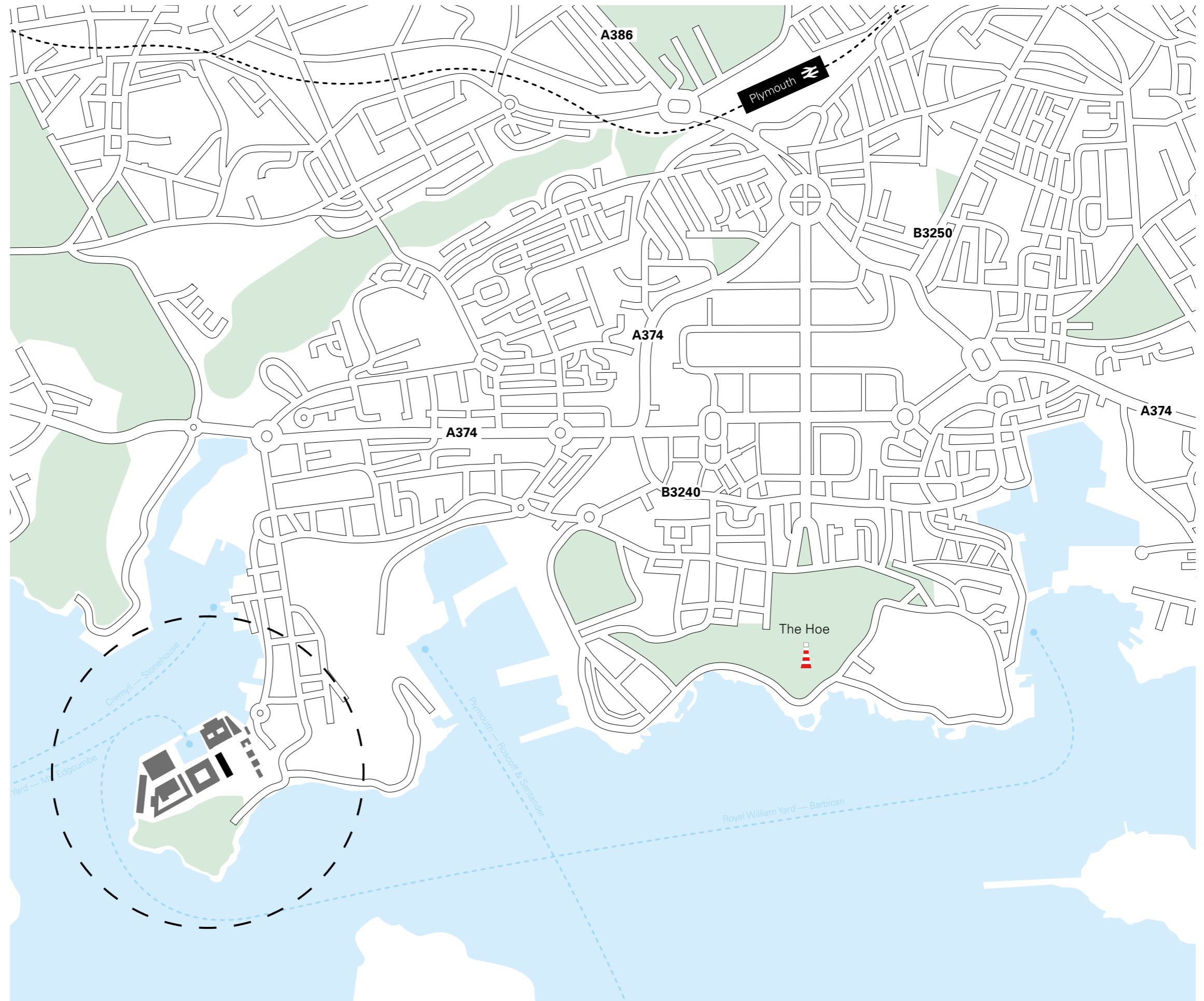
Surrounded by water, Royal William Yard offers breathtaking views over Plymouth Sound and across to Cornwall, with plenty of opportunities to relax and unwind. Cool off in the Tidal Pool, explore the South West Coastal Path, hop on a ferry from the marina, practice yoga on the lawn, try stand up paddleboarding from the rock beach at Firestone Bay or just enjoy a quiet drink whilst taking in the sunset.



Relax & Play



# 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



We love our tenants; 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 is therefore built on simplicity and flexibility from day one. We cut out complexity and jargon. 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 team**

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

**We manage our buildings**

Because we asset manage in house we're good at helping our businesses grow - our buildings and leases are designed for growth so that you can grow with US.

03

**Flexible leasing**

We offer flexible leases from 5 to 25 years and everything in-between to suit you and the needs of your business.

04

**Affordable rents**

Fair, affordable and transparent, we'll never hide fees in the dreaded small print.

Our Team



**Aoife O'Sullivan**  
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AoifeOSullivan@urbansplash.co.uk

Retail Agents



**Chris Ryland**  
Managing Director,  
Stratton Creber Commercial  
ChrisRyland@sccplymouth.co.uk  
Tel: 01752 670700  
Mob: 07917 276772

Let one of our team show you around.

Drop us an email at [space@urbansplash.co.uk](mailto:space@urbansplash.co.uk) or call 0333 666 0000



# Make me yours

## Get in touch



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space@urbansplash.co.uk

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