

urbansplash

Space to Play Mills Bakery 16/177

Retail/Restaurant Space to Let



Building
Floor
Size



Virtual Tour



Mills Bakery
Ground
4,351 sq ft

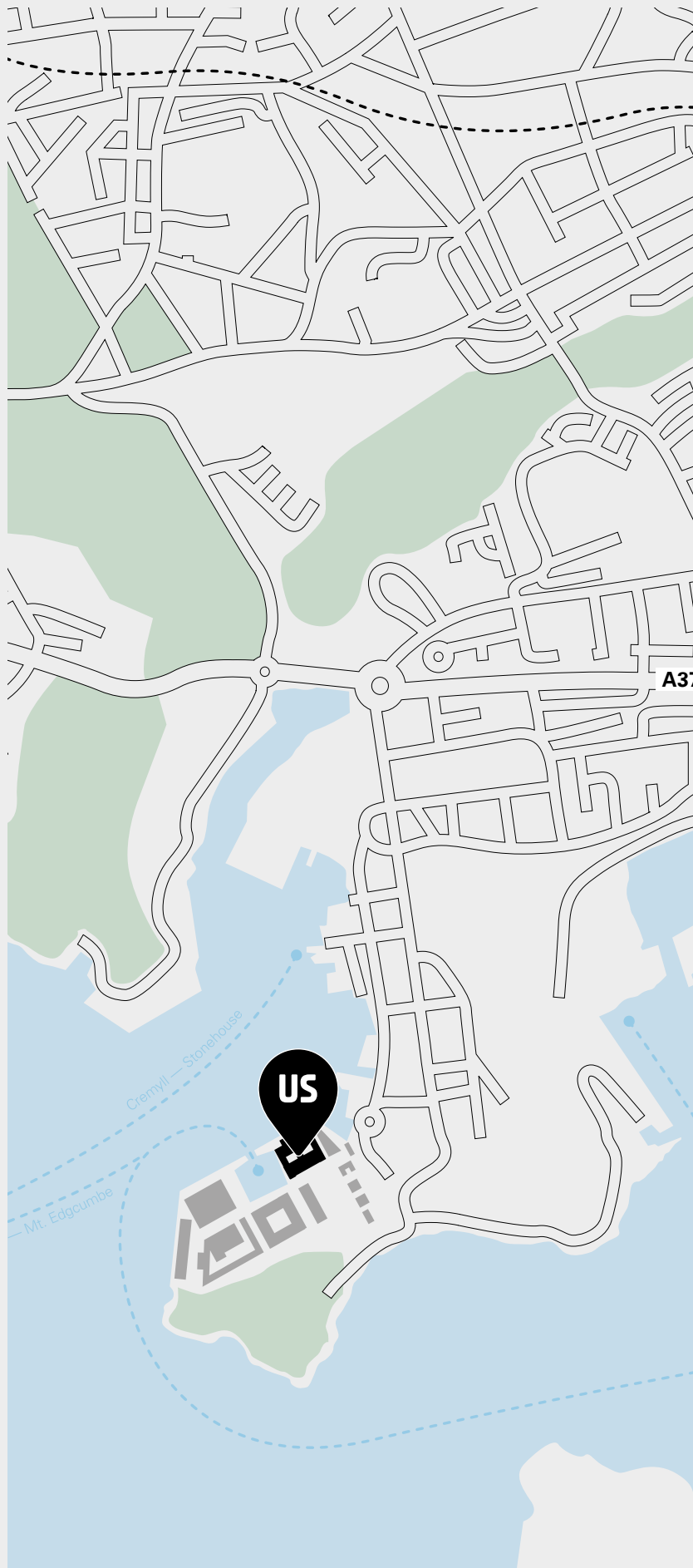
Mills Bakery Royal William Yard Plymouth PL1 3RP

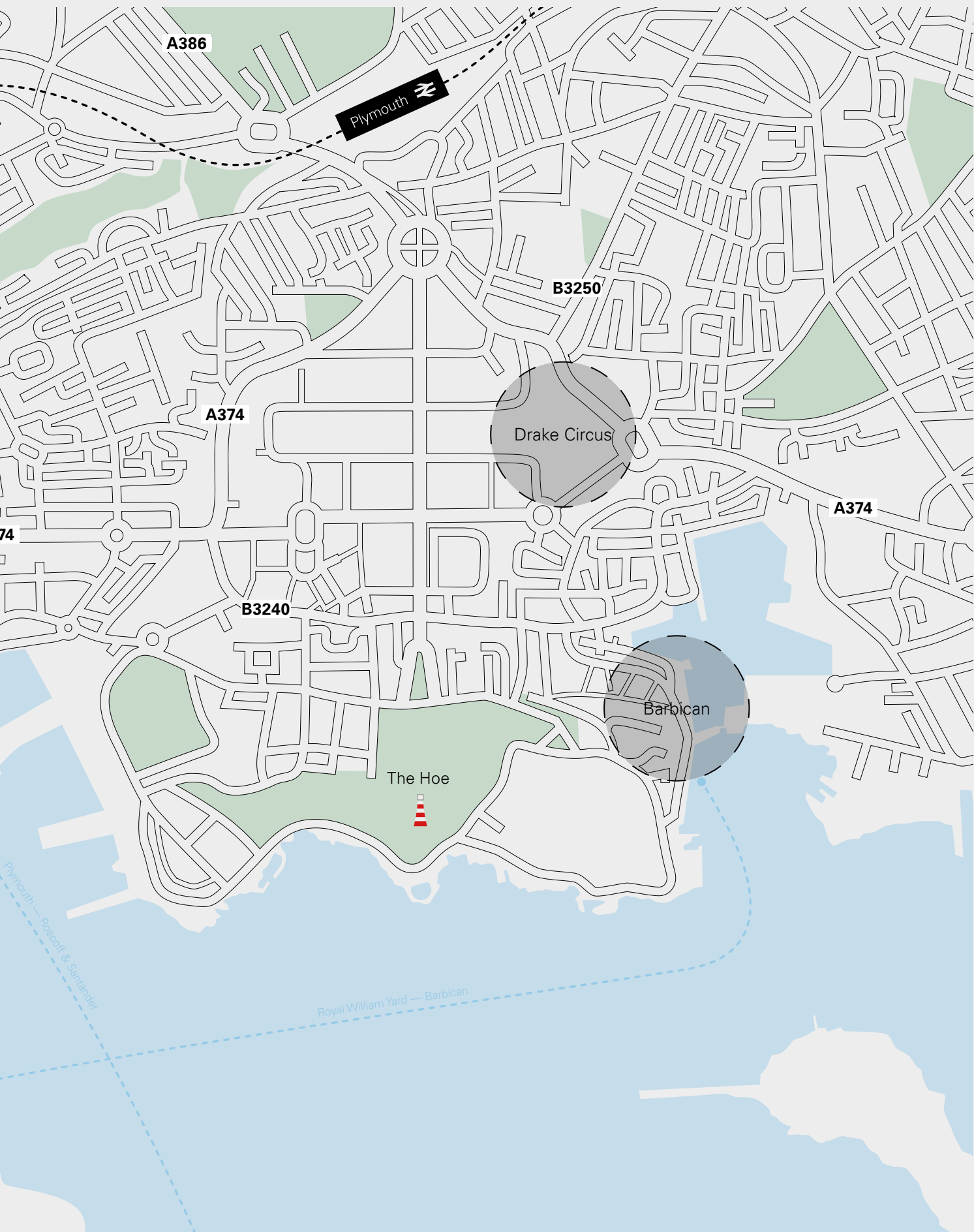


Superbly located between the River Tamar and Plymouth Sound, Royal William Yard is situated to the south west of the city of Plymouth, a port city situated on the south coast of Devon, England.

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 (10 minutes drive away) 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.





A386

Plymouth 

B3250

A374

Drake Circus

A374

B3240

Barbican

The Hoe



Plymouth — Roscoff & Santander

Royal William Yard — Barbican



On-site management team



Meeting space and conference facilities



Private gardens and outdoor meeting tables



Events and entertainment



Exclusive discounts with Yard Card



Galleries, exhibitions and craft workshops



Variety of restaurants and cafés



Boutique hotel rooms and apartments



On-site hair salon



Boutique and pop-up retail



Coastal walk



Stand up paddle boarding



Open water swimming and tidal pool



Fitness classes



Well being clinic offering spa treatments



24/7 Gym



Marina and ferry



Bike storage



Car parking



Viewing points

GA Gatehouse

01. Welcome Suite

GU Guardhouse

02. Enhance Aesthetics & Wellbeing

RO Residence One

03. Rooms by Bistrot Pierre

RT Residence Two

FA Firestone Arches

04. ACE Swimming

05. South West Sup

06. The Shack

NC New Cooperage

07. Bistrot Pierre

08. YOKE The Salon

09. Le Vignoble

ME Melville

10. BLOCK Café + Bar

11. BLOCK Gym

12. Pho

13. Everyman Cinema

14. Hub

FC Factory Cooperage

15. Artist's Studios

16. Ocean Studios Gallery

17. Real Ideas Café

CL Clarence

BR Brewhouse

18. Domea Favour

19. Wagamama

MB Mills Bakery

20. Seco Lounge

21. Identity Fashion

22. Steel Brew Co.

SL Slaughterhouse

23. Wildwood

24. The Hook & Line

Existing spaces

PHO



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 for both restaurant and retail use.

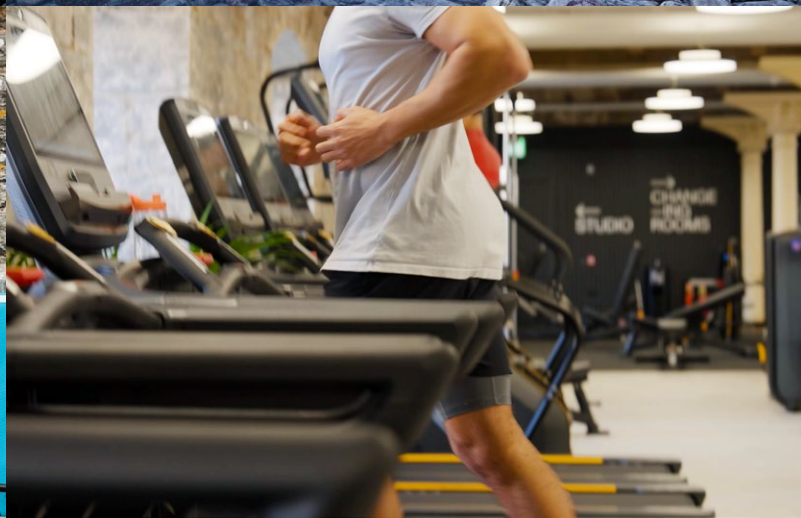
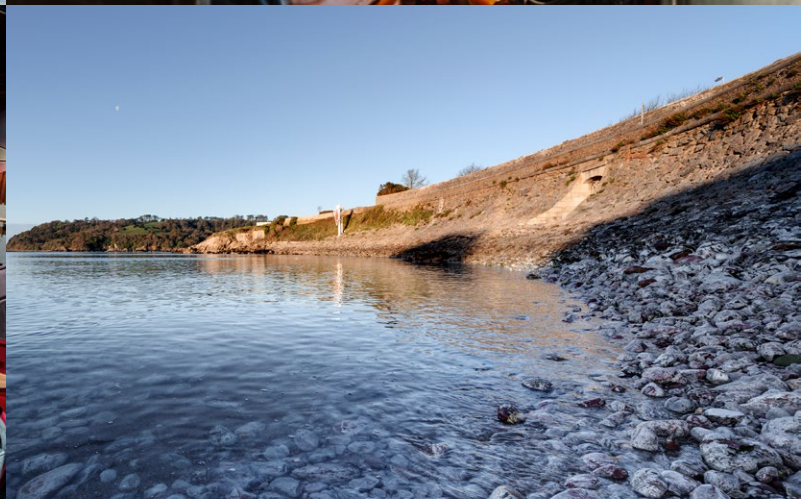
Everyman



Wellbeing at work matters, and the Yard goes beyond the 9—5



Surrounded by water and home to a bustling community of offices, apartments, restaurants and bars, Royal William Yard offers 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, workout in the Gym, watch a film at the Cinema, try stand up paddleboarding from the rock beach at Firestone Bay or just enjoy a quiet drink whilst taking in the sunset and the breathtaking views over Plymouth Sound and across to Cornwall.



Royal William Yard's renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century — 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.



Ranked in the top 500 worldwide Lonely Planet experiences



Voted Condé Nast's 'Best Holiday Destination To Watch' 2020



Winner of 26 awards (and counting)



300k

Over 300,000 visitors by car each year



100k

Over 100,000 visitors to Yard events each year



25k

Over 25,000 visitors use our marina and ferry each year



500

Home to over 70 businesses employing over 500 staff



An existing community of 215 apartments...



...with plans for a further 24 Townhouses

Plymouth is one of the largest cities on the south coast and the 15th largest city in England with a current population of 264,700 and has an economic output of £4.99 billion, providing 109,000 jobs. The 60 kilometres of Plymouth's waterfront, consisting of the land and the adjacent waters, is the city's most valuable asset and is central to its identity as Britain's Ocean City.



5.5m

Over 5,500,000
visitors to the city
each year...



347m

...spending over
£347 million
within the city



Voted 'Britain's Coolest
Little City By The Sea'
by GQ magazine



Home to the UK's
largest regional
theatre



133k

Over 133,330
jobs and home to
6,560 businesses



20k

Plymouth University is
the 15th largest in the UK,
with over 20,000 students



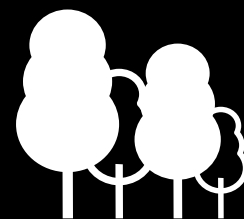
24

24 trains to
London Paddington
per day



3

Three International
Airports within a
two hour drive



One of the greenest cities
in the UK, with over 40% of
the city being green space

Situated in the centre of Royal William Yard, Mills Bakery offers a view over the marina and spacious parade green, offering a much-desired commercial hub, supporting business as they establish themselves and grow.

Mills Bakery 16 & 17



The Iconic Mills Bakery boasts a glazed atrium, original feature windows and beautiful natural exposed stone walls with beams retained. The upper floors are home to a combination of offices and residential dwellings whilst the ground delivers a diverse mix of restaurants and retail outlets which provide a buzz of activity drawing in footfall from the wider yard.



External

↓ Entrance, adjacent to Marina



Key attributes of the unit include a large open plan relaxed dining area and a northwest facing waterside frontage with external seating looking out over the Mayflower Marina and beyond, which in all create a stunning dining experience. The unit would lend itself well to an all-day eatery menu spanning from brunch right through to evening cocktails, taking advantage of the breathtaking views, and using the space to create a sociable place where people can work, eat and get together.



Ground Floor

↓ Looking back towards Entrance





Ground Floor

↓ Looking in from Entrance





Ground Floor

↓ View from elevated seating section across to Servery and Bar





Ground Floor

↓ View from elevated seating section across to Entrance and Bar





Details



Virtual Tour



Unit

16/17

Floor

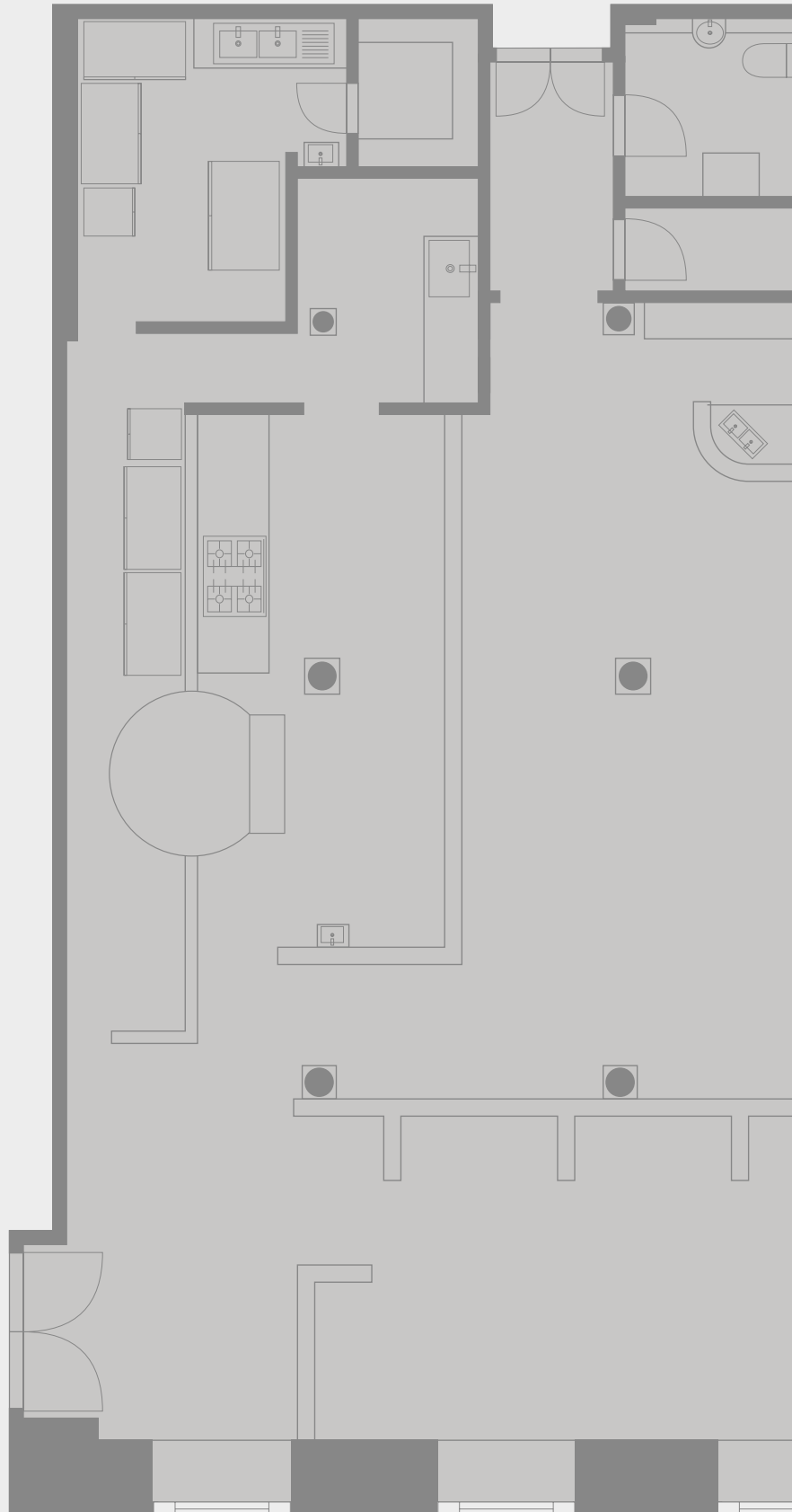
Ground

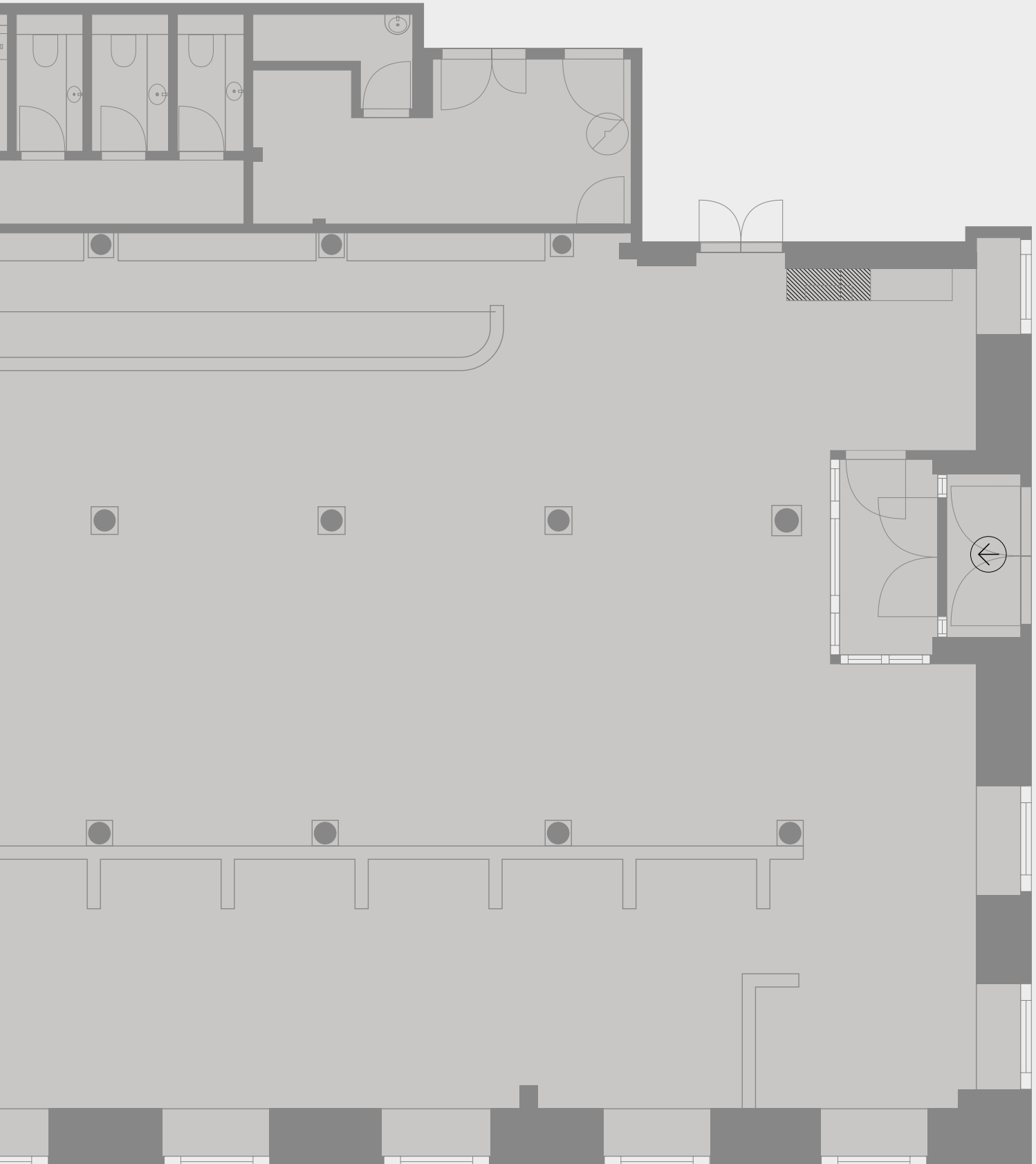
Sq Ft

4,351

Sq M

404





Urban Splash

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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