

To Let

Units 21, 22 & 24, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Steeped in history, the former naval yard built in the 1820's is now the most exciting mixed-use development in Plymouth

Unit 21: 171.9 sq m (1851 sq ft)

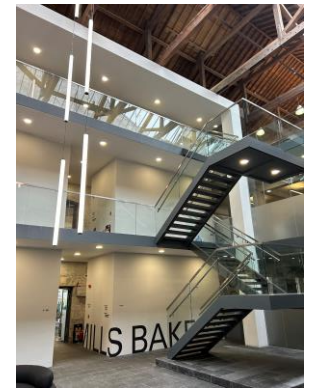
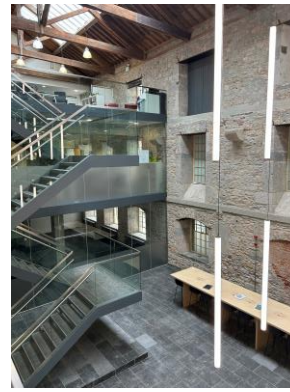
Unit 22 171.9 sq m (1851 sq ft)

Unit 24 172.9 sq m (1862 sq ft)

Onsite parking for cars / bikes and visitor water berths within the Marina

Rent: £17 psf

strattoncrebercommercial.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the biggest regional centres in the South West with a residential population of approximately 250000, projected to rise within the next 10 years to approximately 300000.

Situated on the border with Cornwall in the picturesque county of Devon, Plymouth is easily accessible with the main A38 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 Motorway at Exeter Bristol and beyond.

A thriving community of residents and visitors makes the Yard a perfect destination for retail or leisure opportunities. There is even an on-site marina offering berthing and moorings on a daily, weekly or monthly basis and a water taxi service to and from the Barbican. Car parking is also available

Mills Bakery combines the best of the old with the best of the new and is now available for immediate occupation. A three storey, RIBA award winning building, Mills Bakery is designed to offer modern flexible office space yet retains as many of the original features of the building as possible. The new and dynamic office accommodation is fitted to a high specification and the property benefits from a striking full height atrium, with a stunning glazed staircase providing access to the offices on the upper floors.

The office suite comprises of one large open area and there is also a communal meeting room on the ground floor for tenants to make use of. On the landing outside the front of the demise there are communal WC & kitchen facilities. Ample parking is available onsite.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

| | | |
|----------|------------|-------------|
| Unit 21: | 171.9 sq m | 1,851 sq ft |
| Unit 22: | 171.9 sq m | 1,851 sq ft |
| Unit 24: | 172.9 sq m | 1,862 sq ft |

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £16.50 psf

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £.

| | |
|----------|---------|
| Unit 21: | £23,000 |
| Unit 22: | £23,250 |
| Unit 24: | £22,000 |

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is

| | |
|----------|---------|
| Unit 21: | C (58) |
| Unit 22: | E (107) |
| Unit 24: | E (114) |

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 11629 March 2024



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