



To Let

Units 1 & 2, Ground Floor, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE

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

Ground floor office space.

4,112 sq ft (382 sq m).

Prime waterfront location

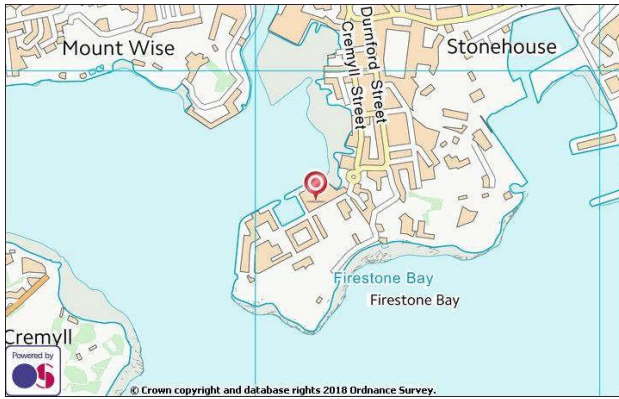
Rent £18 psf

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.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.

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 unit is prominently positioned on the north facing corner of Mills Bakery overlooking the water. The unit comprises of one larger open area with windows on three elevations. The unit benefits from exposed timbers, cast iron columns, timber doors and four double doors accessing the unit.

Nearby occupiers include Wildwood, Bistro Pierre, Seco Lounge, Hubbox, Pho, Everyman, Wagamama and many office occupiers. Ample parking is available, kitchen and WC facilities are located within the unit.

Accommodation

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

WC & kitchen facilities

Total	382 sq m	4,112 sq ft
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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 £ 18 psf.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £47,250. 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 D(80)

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.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13224 (March 2024)



Plymouth Office

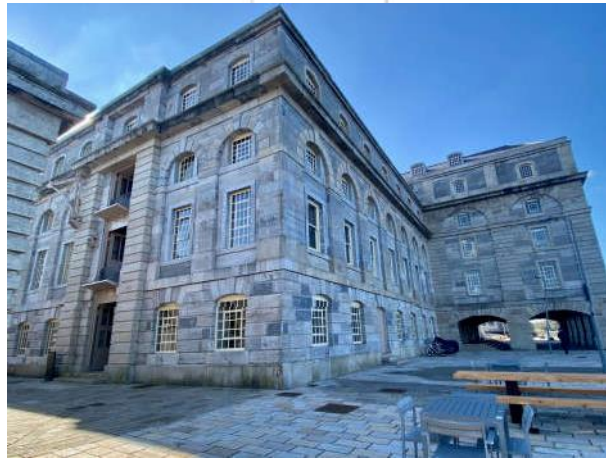
Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

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

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- 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;
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