



To Let

Unit 2 & 3 Guardhouse, Royal William Yard, Plymouth, PL1 3RP

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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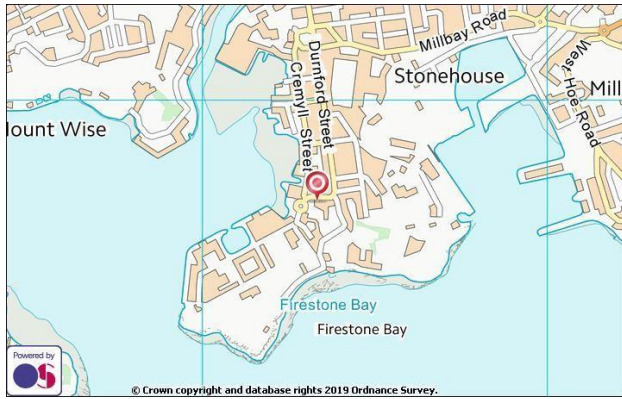
Ground floor office unit within award
winning development

Waterside location

Size: 26.01 sq m (280 sq ft)

Onsite parking available

Rent £45 psf (inclusive)



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.

The Guardhouse is part of the award-winning Royal William Yard development which provides an array of amenities including a range of retail and restaurant users.

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.

Located at the entrance of Royal William Yard, the Gatehouse provides a small cluster of characterful individual offices. All the character of this unique building has been preserved, while it benefits from modern lighting and fittings.

The unit benefit from both its own independent access and access of the communal staircase. The space is currently sub divided into 3 separate rooms, WC facilities are provided within the central core, externally there is a small courtyard.

Accommodation

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

Unit 2 & 3 26.01 sq m 280 sq ft

Tenure

The premises are available by way of a new lease, length negotiable. The annual rent is £45 psf (inclusive) of estate charges including all common parts maintenance and operations, cleaning, waste, window, cleaning, water and sewerage. Parking is available by separate negotiation.

Rateable Value

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

Units 2 & 3 - £5,800

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)

An EPC rating is not required as the property is listed.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

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: 14949 May 2024



Plymouth Office

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