

# To Let

## Unit 22, Second 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

Second floor office comprising of 1,851 sq ft (171.9 sq m)

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

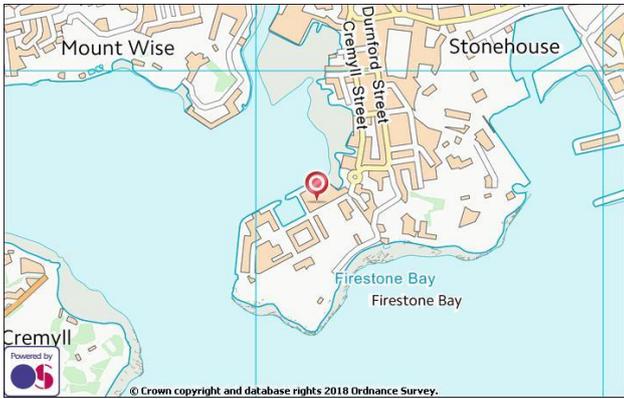
Rent: £16.50 psf

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

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## 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 itself comprises of one large open area with two small internal meeting rooms. 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)

### WC & kitchen facilities

Total: 171.9 sq m 1,851 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 2017 Rating List as having a rateable value of £22,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is to be confirmed.

## 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 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 11629



### Plymouth Office

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