

To Let

Residence 2, Royal William Yard, Plymouth, PL1 3RP

Office units within award-winning development

Waterside location

Size: 106 sq ft (9.84 sq m) – 440 sq ft (40.8 sq m)

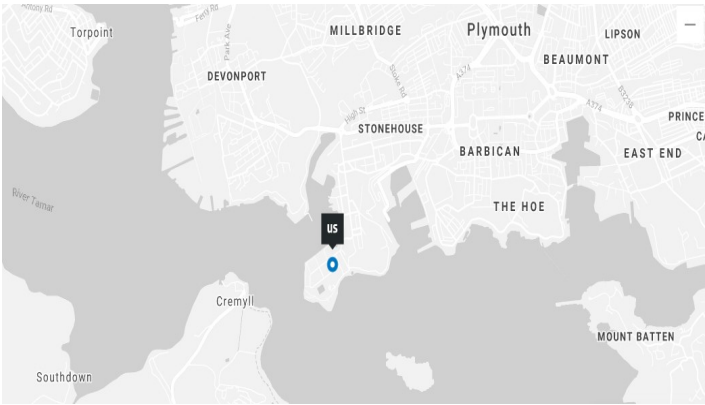
On site parking available

All Inclusive Rent of £45 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.

Residence Two is a Grade II Listed, late-Georgian 4 storey building that was once occupied by the Navy's officer classes, which is why it shares the same refined elegance of Royal William Yard's grander buildings. Now The whole building is a showcase of contemporary boutique design and every office has stunning views, overlooking the Green or secret gardens nestled away behind the building. Its smaller floorplans makes it the perfect home for start-ups and small businesses looking to work from Royal William Yard.

Share a smoothie or a coffee in the common room or snug, leave a note for after work drinks on the blackboard walls or hold a meeting in the new private meeting space. This building has everything a business needs to grow including; internal and external meeting space, snug and common room, kitchen, secret garden and showers along with ample parking onsite.

The office benefits from contemporary decoration, new carpets, LED lighting and core storage. Additional meeting rooms are available to book onsite. Ample parking is available onsite at an additional cost.

Accommodation

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

Suite 9	9.85 sq m	106 sq ft
Suite 1	35.9 sq m	387 sq ft
Suite 11 & 12	40.87 sq m	440 sq ft

The right to park four vehicles on the estate will be included within the lease.



Tenure

The rental offer is based on an all inclusive deal of £45 psf – covering services and estate charge, heating, electricity and even high speed fibre connection - the only thing you need to worry about is your business rates, telephone and VAT. Space in Residence Two can be taken on monthly or annual leases up to three years. Our short form lease means you could move your business in the next morning and, with the fibre connection, be ready to do business the very same day.

Energy Performance Certificate (EPC)

The EPC rating for the property is D (99).

Rateable Value

We understand that the property does not appear in the 2023 Rating List has having a rateable value. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

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.

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.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: 13011 (May 2024)



Plymouth Office
The Old Harbour Office
Guys Quay, Sutton Harbour
Plymouth
Tel: 01752 670700
Fax: 01752 221655

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- 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;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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