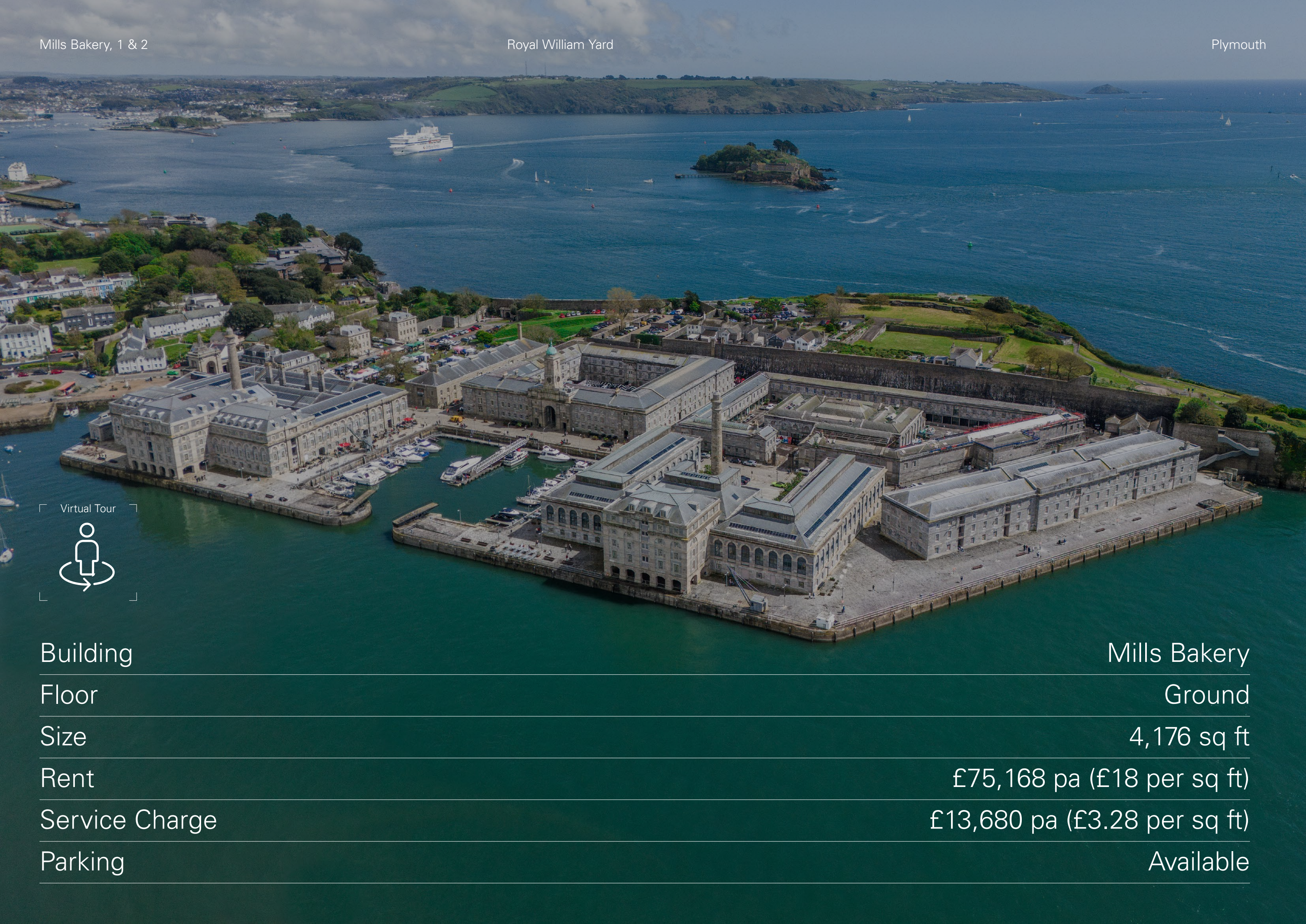


# Space to work Mills Bakery 1 & 2

urbansplash

Office Space to Let





Mills Bakery, 1 & 2

Royal William Yard

Plymouth

Virtual Tour

Building	Mills Bakery
Floor	Ground
Size	4,176 sq ft
Rent	£75,168 pa (£18 per sq ft)
Service Charge	£13,680 pa (£3.28 per sq ft)
Parking	Available



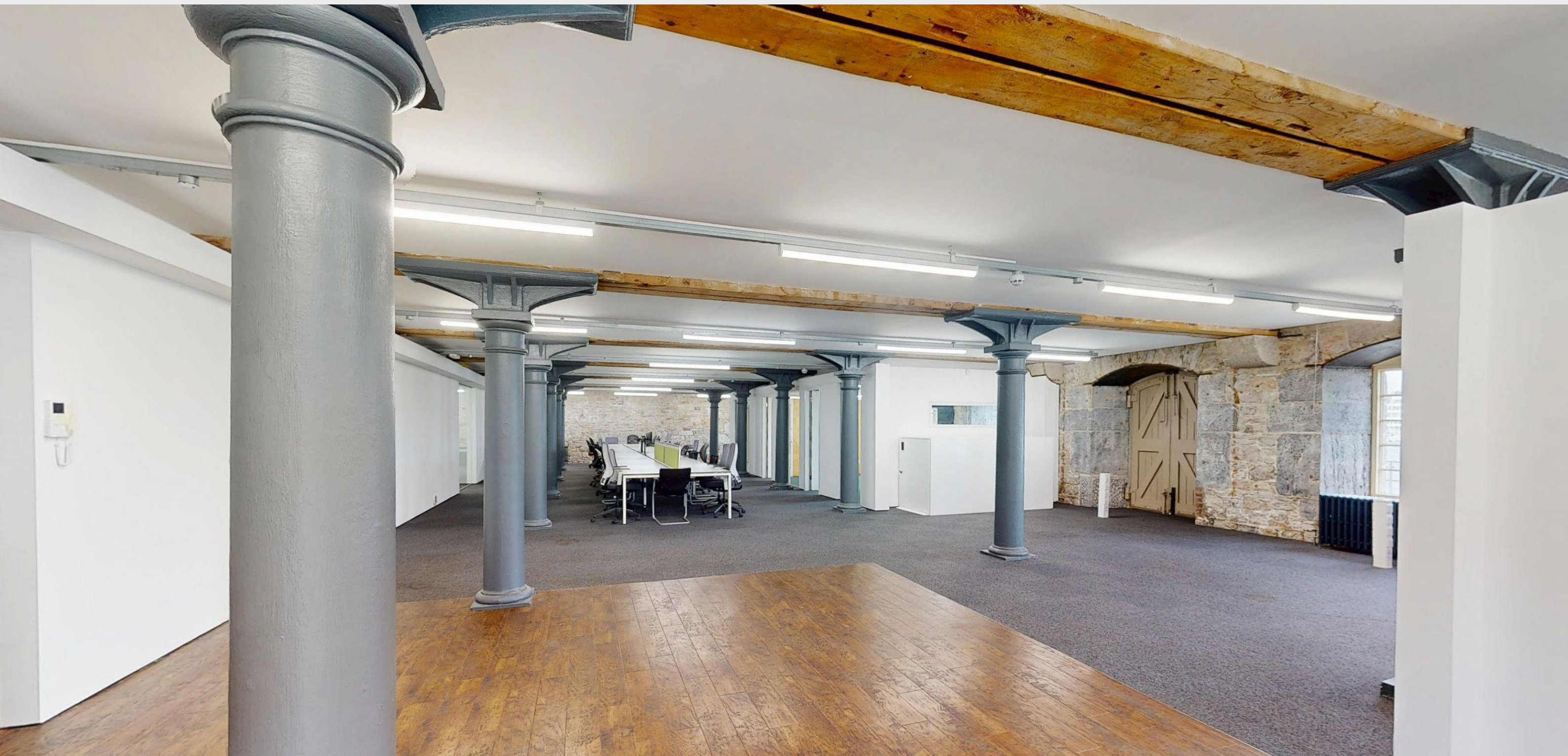
Situated in the centre of Royal William Yard, Mills Bakery offers views over the marina or parade green, offering a much-desired commercial workspace, supporting businesses as they establish themselves and grow.

Prominently positioned on the north facing corner of Mills Bakery, overlooking the water and accessed via its own separate entrance, this self-contained, ground floor workspace offers a unique opportunity on the yard, with views across the river and internal courtyard. The space comprises of one larger open area with windows on three elevations, and benefits from exposed timbers, cast iron columns, its own WC and kitchen areas, along with access to communal facilities within Mills Bakery.





## Workspace





## Workspace



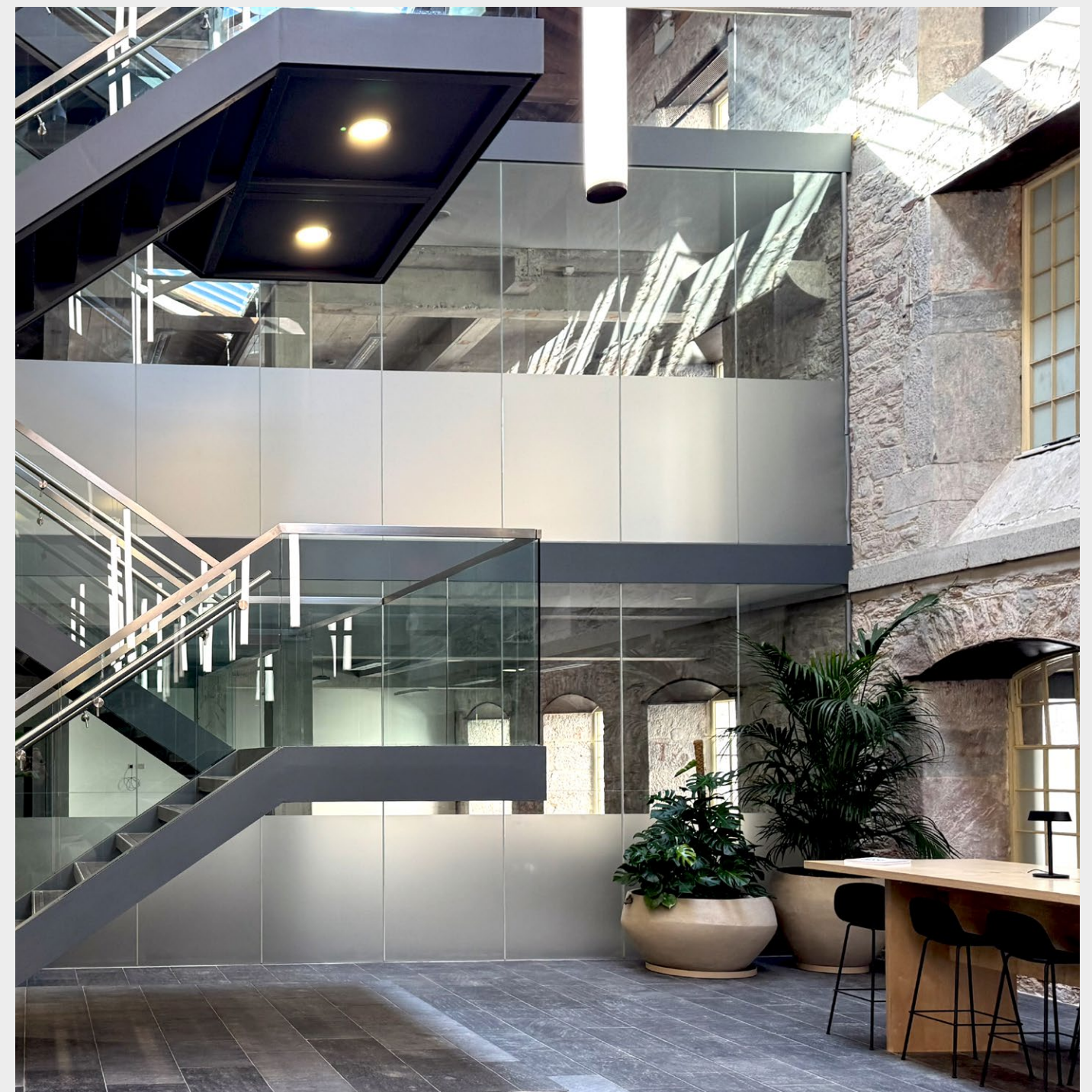


## Workspace





## Communal areas

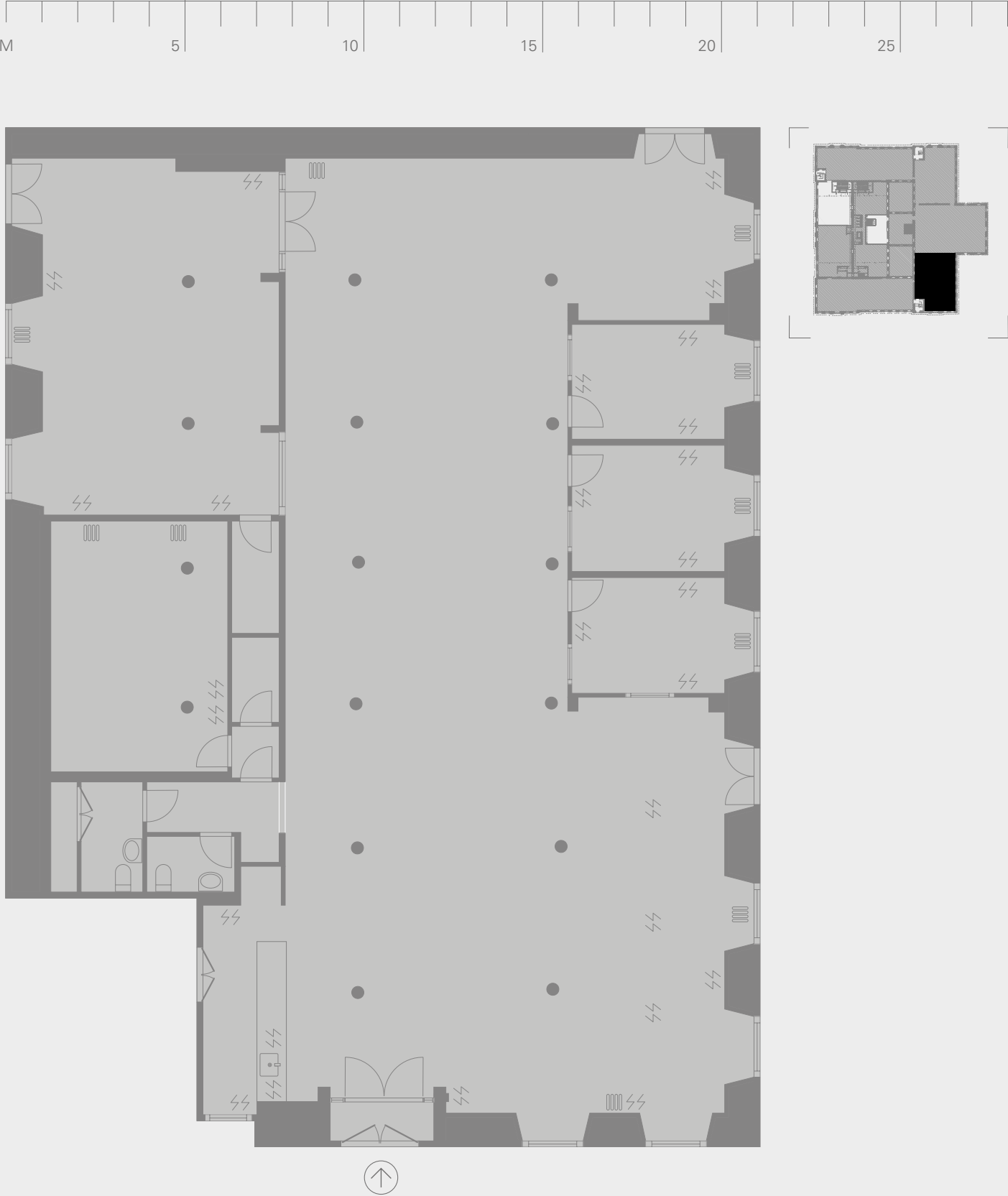




# External







Virtual Tour	Details				Facilities					
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift
	1 & 2	Ground	4,176	387	24 ⚡	3 ⚡ 🗑️	10 🔥 🔥 🔥 🔥 🔥 🔥 🔥 🔥 🔥 🔥	Internal	Internal	—



# Mills Bakery



8 person lift



Meeting room



Showers



Communal kitchens



Bike racks



Breakout spaces



Courtyard

# Royal William Yard



On-site management team



Meeting space and conference facilities



Private gardens and outdoor meeting tables



Events and entertainment



Exclusive discounts with Yard Card



Galleries, exhibitions and craft workshops



Variety of restaurants and cafés



Boutique hotel rooms and apartments



On-site hair salon



Boutique and pop-up retail



Coastal walk



Stand up paddle boarding



Open water swimming and tidal pool



Fitness classes



Well being clinic offering spa treatments



24/7 Gym



Marina and ferry



Bike storage



Car parking



Viewing points



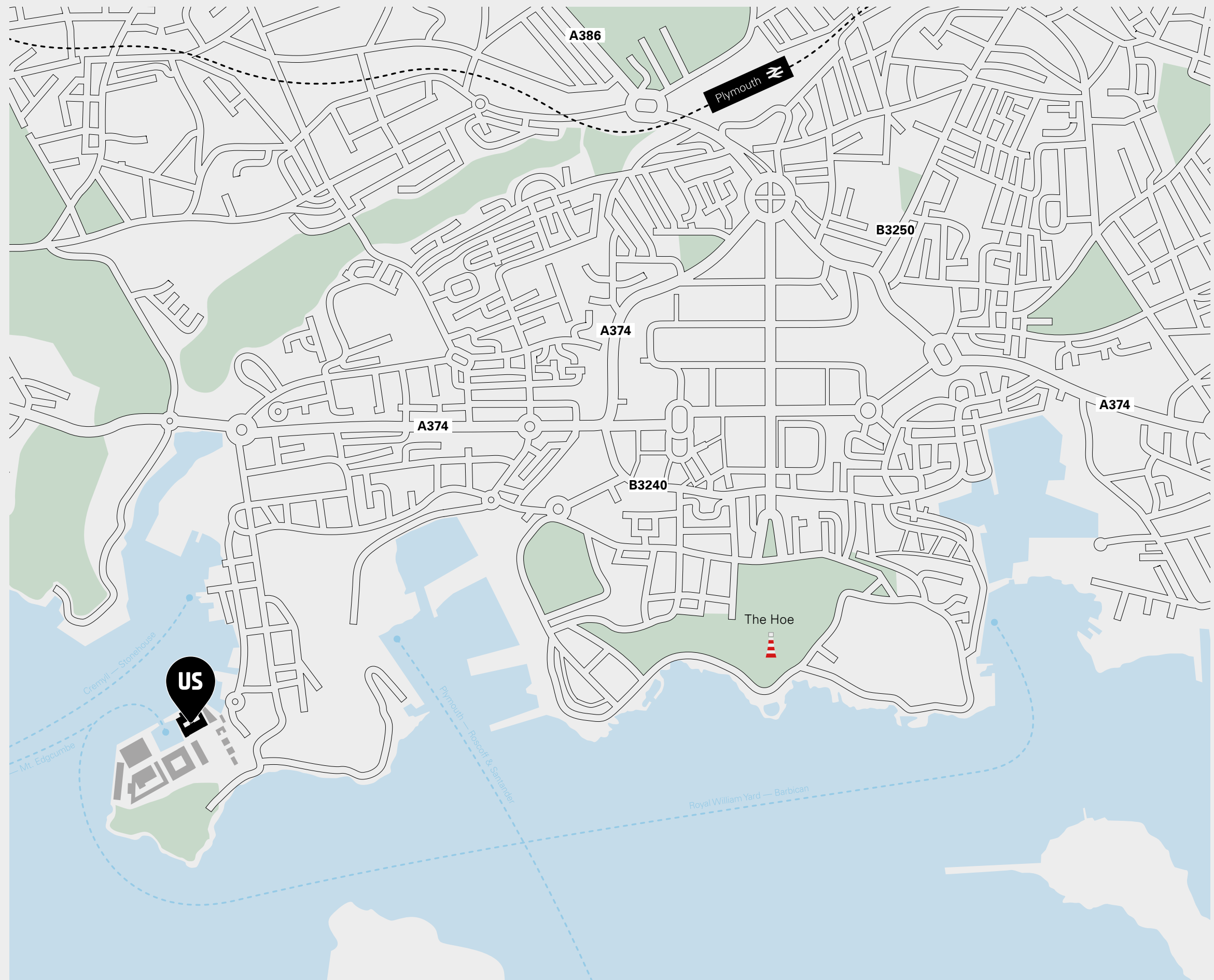
# Mills Bakery Royal William Yard Plymouth PL1 3RP



Superbly located between the River Tamar and Plymouth Sound, Royal William Yard is situated to the south west of the city of Plymouth, a port city situated on the south coast of Devon, England.

Plymouth is linked to the main motorway network via the A38 (M5). Regular train services from Plymouth to London run from the mainline Plymouth rail station (10 minutes drive away) and Exeter International Airport is only a 50 minute drive away.

There is an on-site marina offering berthing and mooring on a daily, weekly or monthly basis, as well as an hourly water bus service between the Yard and the Barbican and regular buses to the Yard from the City centre.





# It's all about you



You're our treasured customers who help bring our communities to life. That's why we put as much effort into looking after you as we do into creating award-winning buildings. Our working relationship therefore is built on simplicity and flexibility from day one. Short-form leases, efficient processes and fast work mean we make the whole experience – right from the minute you move in – an easy one.

This is how we do it:

01

**Hands-on**

We own and manage our buildings, they mean a lot to us so we keep them in great condition. We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with US.

02

**Fast work**

Viewed the space? Want to move right in? We certainly won't hold the process up. Our in-house team can offer flexible leases from 5 to 25 years and everything in-between to suit you and the needs of your business.

03

**Zero jargon**

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one. With fair, affordable and transparent rents, we'll never hide fees in the small print.

## Our Team



**Nicky Harries**  
Commercial Lettings Manager  
NickyHarries@urbansplash.co.uk  
0333 666 0000



**Kelly Young**  
New Business Coordinator  
KellyYoung@urbansplash.co.uk  
0333 666 0000

## Our Agents



**Chris Ryland**  
Managing Director  
ChrisRyland@sccplymouth.co.uk  
Tel: 01752 670700   Mob: 07917 276772



**Roxine Foster**  
Director, Office Advisory  
RFoster@lsh.co.uk  
Tel: 0117 914 2011   Mob: 07834 626024



# Make me yours

Get in touch



0333 666 0000

[space@urbansplash.co.uk](mailto:space@urbansplash.co.uk)

---

These 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 Urban Splash has any authority to make or give any representation of warranty in relation to this property. Money Laundering — In line with The Money Laundering Regulations 2017, Urban Splash and/or their representative Agents are obligated to verify ID for all clients that are conducting property transactions through the Company.