

Space to work New Cooperage First Floor

urbansplash

Office Space to Let



Building	New Cooperage
Floor	Part Gound & First
Size	11,820 sq ft
Rent	£195,030 pa (£16,253 pcm)
Service Charge	£43,397pa (£3.67 per sq ft)
Parking	Available

New Cooperage is a Grade II Listed building, that's home to retail and restaurant spaces on the ground floor with open plan office space on the first floor, served by an impressive foyer and reception area.

This elegant 2-storey building dates from 1899 and was home to an army of coopers who constructed the many barrels used on the Royal Navy's ships. Behind its grand, classical exterior are the results of a bold, yet sympathetic refurbishment. Features include exposed historic limestone walls, and complex cast iron roof trusses. With flexible layouts that can be split into all sorts of sizes and an impressive outlook on to the Yard's green. New Cooperage is just waiting to become a headquarters with style and attitude. There's amazing open plan space with adjacent offices and facilities, as well as a truly impressive foyer and reception area. We've carefully designed the space to be completely flexible, with options from 6,155 sq ft to 11,820 sq ft.



Ground Floor

Entrance Lobby + Lift



Ground Floor

Kitchen Area



Shower + WCs



First Floor

First Floor Lobby



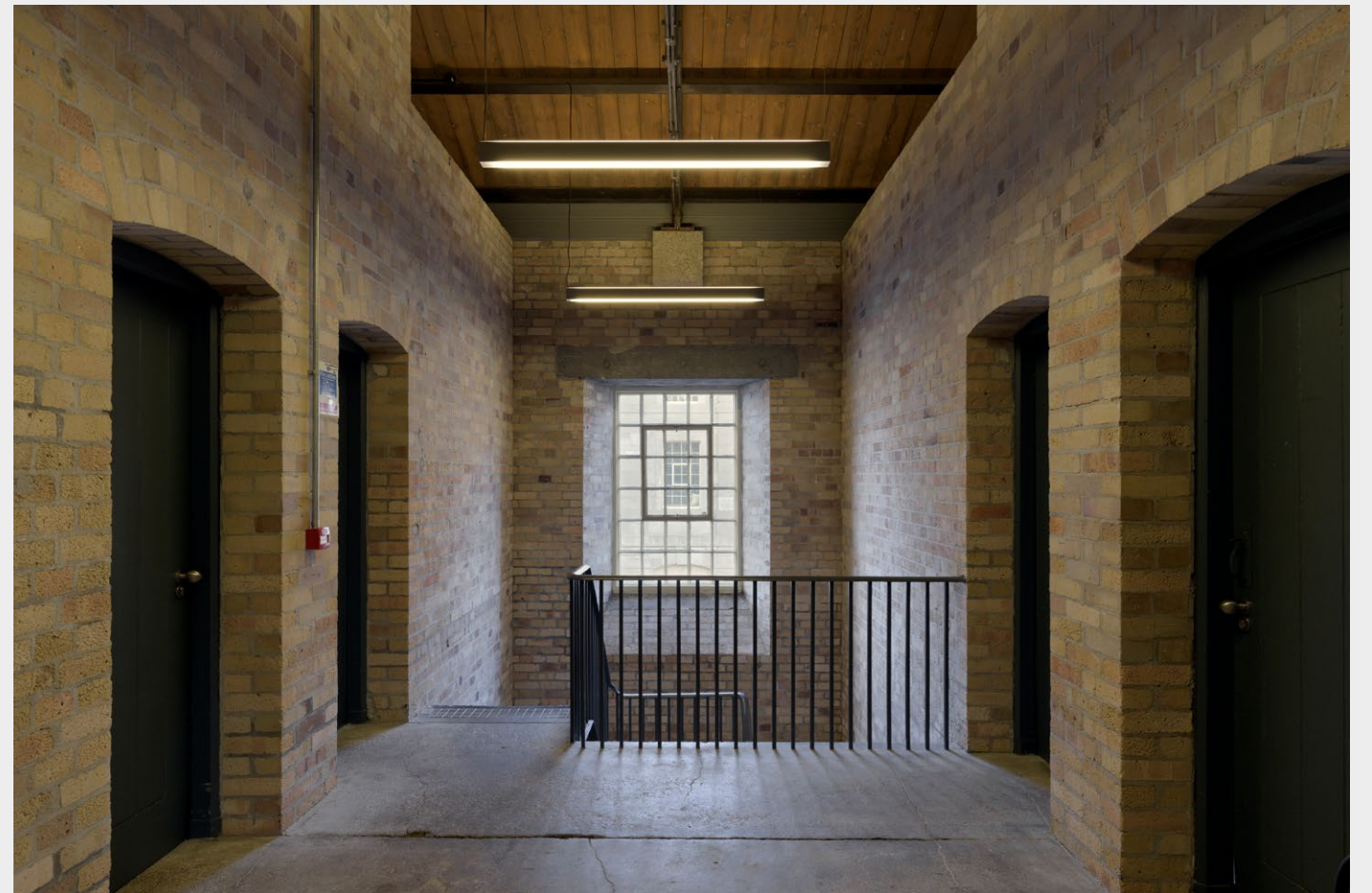
First Floor

Main Office Space — circa 8,000 / 4000 sq ft (can be split)



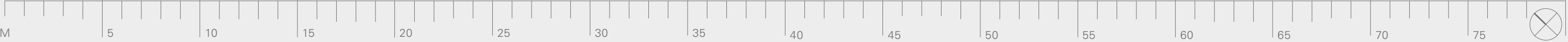
First Floor

First Floor Landing + Office Spaces

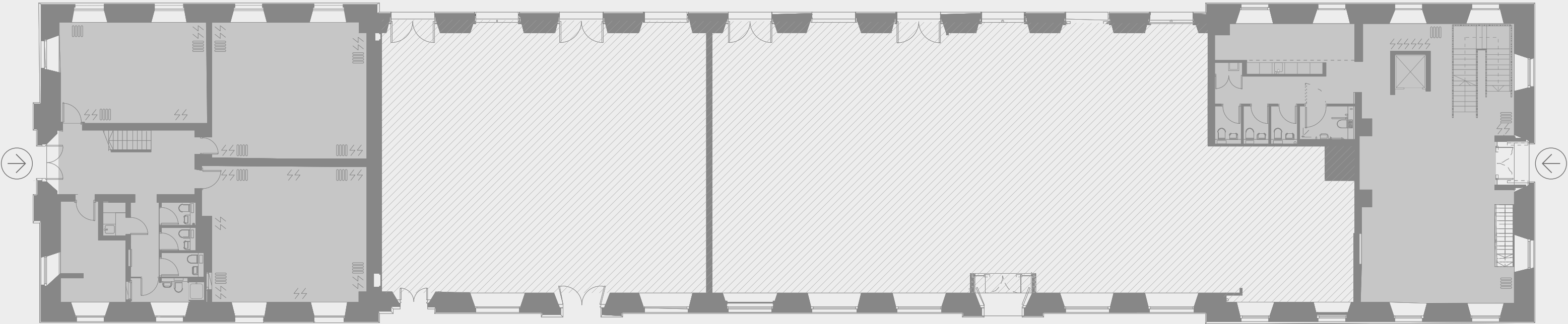









External





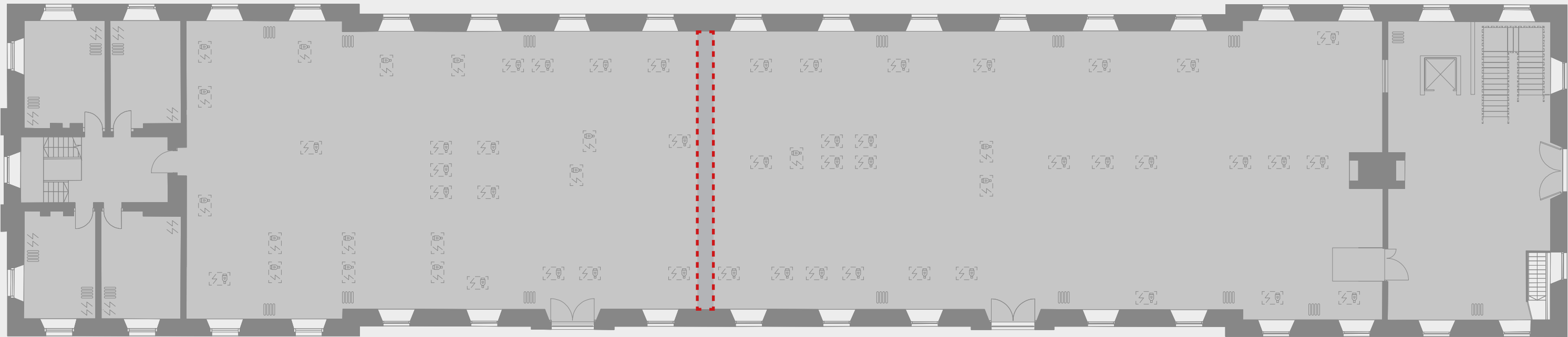
Ground Floor



Virtual Tour	Details				Facilities					
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift
	G01	Ground	1,442	134	26 ⚡	0 ⚡ 	11 	7 +    	Communal	8 Person



First Floor



Split 01 Total (inc ground floor): 5,534 sq ft*

Split 02 Total (inc ground floor): 6,260 sq ft*



Option to split

Virtual Tour	Details				Facilities					
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift
	F01	First	7,955	740	16 ⚡	60 ⚡ 🗑️	23 🔥	—	—	8 Person

*Subject to final measure



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

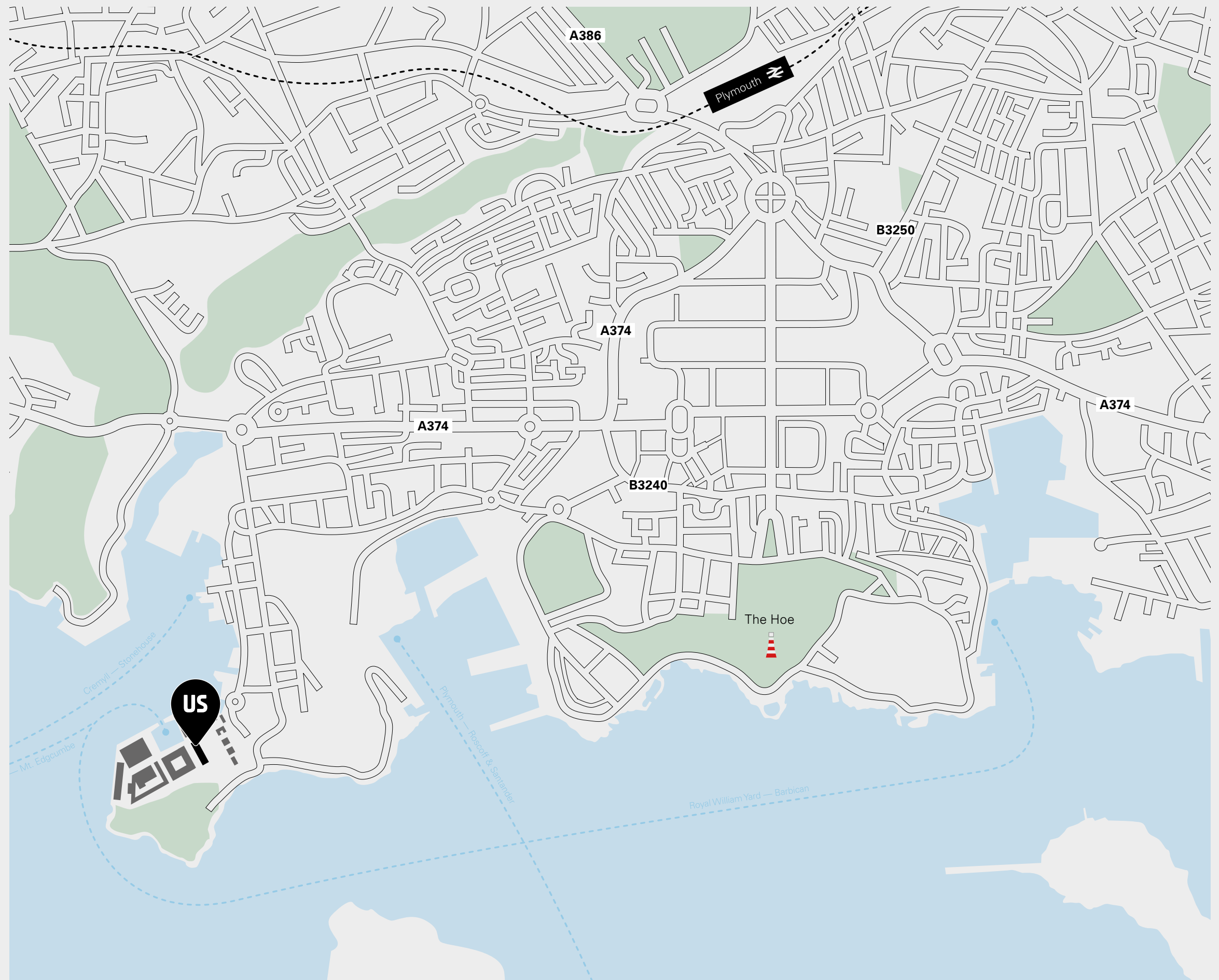
New Cooperage Royal William Yard Plymouth PL1 3RP



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



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Make me yours

Get in touch



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