

urbansplash

# Residence One

## Royal William Yard

### Plymouth



**Detached 4-storey  
office to let**  
**3,475 sq ft (322 sq m)**

Residence One offers quality office suites in a prestigious Grade II listed building situated within the breathtaking Royal William Yard. A striking redevelopment scheme has revitalised and transformed this former Naval yard into a community

encompassing apartments, dynamic office space and waterside retail and leisure space. Residence One combines the convenience of modern office space with the stunning original features of a period property in a unique setting.



0333 666 0000  
[emilyhandslip@urbansplash.co.uk](mailto:emilyhandslip@urbansplash.co.uk)  
[www.urbansplash.co.uk/residenceone](http://www.urbansplash.co.uk/residenceone)



## Residence One

### Royal William Yard

### Plymouth

### PL1 3RP

Residence One is a 4-storey Grade II Listed period property overlooking The Green. This is a one-off opportunity for a business to occupy their own self-contained building within the heart of Royal William Yard.

Royal William Yard boasts an array of on site amenities including a variety of waterside restaurants including Prezzo and Seco Lounge, cafes, and galleries. There is even an on site marina offering berthing and mooring on a daily, weekly or monthly basis and a water taxi service to and from the Barbican. Ample on site car parking is also available.

### Location

Plymouth is linked to the main motorway network via the A38 (M5). Regular train services run from Plymouth to London in just under 3.5 hours. The mainline station is approximately 5 minutes from Royal William Yard by car. Other direct services to the Midlands, the North, South Wales and Scotland are available.

Plymouth Airport runs regular flights to Bristol, Manchester, Leeds Bradford, Glasgow, Newcastle, Dublin, Cork and Jersey. Exeter International Airport is approximately 50 minutes drive away with flights throughout the UK, Europe and Canada. Plymouth is home to Brittany Ferries which provides services to Roscoff in France and Santander in Spain.

**» [Click here to see location map](#)**



## Accommodation

Each floor comes off a shared central period staircase with an attractive box skylight above. All floors have four good sized offices with plenty of natural light provided by large single glazed sash windows. The property is divided into multiple rooms that retain period features including mouldings, window shutters and fire places. The first floor also contains both male and female toilets and a store room. One suite on the second floor enjoys a waterfront view.

The ground floor comprises a shared common entrance with an entrance phone and swipe access. All offices on the ground and first floors have a mixture of wall and ceiling lighting. The second floor offices are equipped with surface mounted VDU compatible lighting. All office spaces contain data/power points in the floors.

Occupiers can also enjoy the use of a shared kitchen on the Lower Ground Floor.

## Rent

### Lease terms

New full repairing and insuring lease is available at an annual rent of £50,000 per annum exclusive, subject to contract.

### Rates

The (2008) Rateable Value is £15,500. The UBR multiplier for 2010/2011 is 42.2p in the £. The Rating Authority is Plymouth City Council.

### Service charge

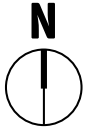
To be confirmed on application

	Area (Sq ft)	Area (Sq m)
<b>Ground floor</b>	947	88
<b>First floor</b>	922	86
<b>Second floor</b>	800	74
<b>Third floor</b>	806	75
<b>Total</b>	<b>3,475</b>	<b>323</b>

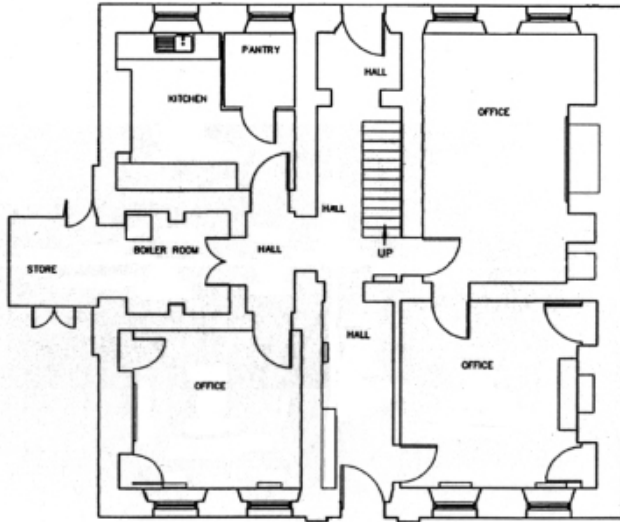
### Existing tenants within Royal William Yard include:

Hoare Lea, Taxibank, Interserve Plc, Bluestone 360, Ministry of Defence, University of Plymouth, Seco Lounge, Prezzo Restaurant, HLM Architects, Positive Purchasing, Martin Bush Art Gallery.

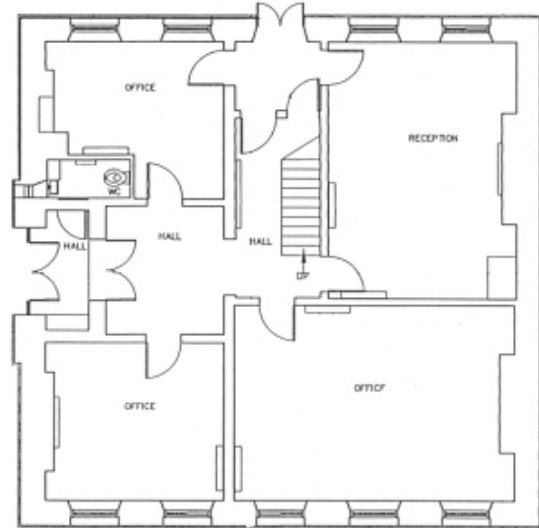
# Floor plans



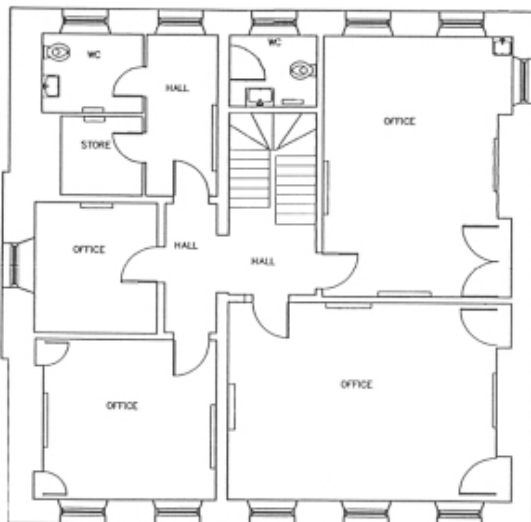
## Lower ground floor



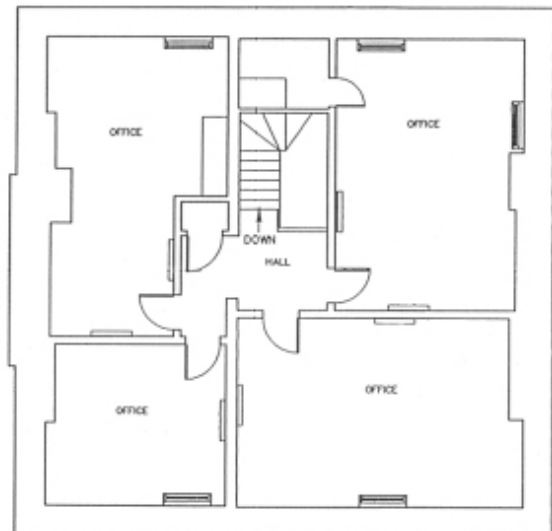
## Ground floor



## First floor



## Second floor



**Rhian Anstey**  
0117 945 8814  
rhian.anstey@knightfrank.com



**Ifan Rhys-Jones**  
1752 676 602  
ifan.rhysjones@eu.jll.com

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