

# Space to play Brewhouse

urbansplash

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Once a Royal Navy victualling yard, Royal William Yard is now an award-winning waterside destination in the heart of the South West, with an established office community of over 70 businesses that includes designers, quantity surveyors, architects, financial advisers, and many more. The collection of Grade I listed buildings have been re-imagined by Urban Splash as Plymouth's best place to live, work, stay and play.



Home to a bustling community, the Yard is a place where artists, homeowners, office workers, holidaymakers, small-business owners, students and day-trippers rub shoulders as waves lap the shores on three sides. Its renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century.

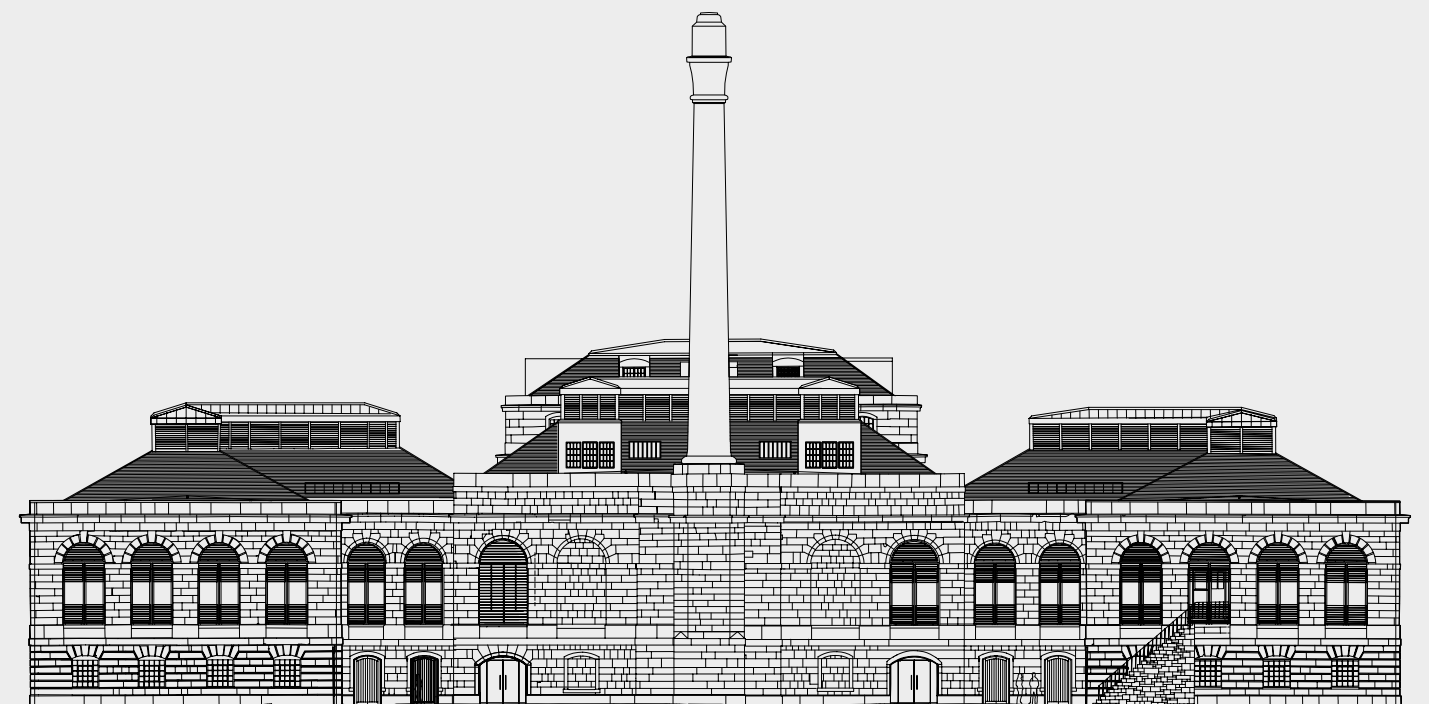




## Brewhouse

Brewhouse stands at the heart of this community, with beautifully designed apartments and workspaces, it is one of the destinations most impressive structures, standing close to Factory Cooperage and Melville and overlooking the marina.

—The Brewhouse building was originally designed to produce 30,000 gallons of beer per day. The beer ration ceased before the Yard opened, eliminating the need for beer. Subsequently, it was used as a food and rum store and later a weapons and torpedo workshop.





With far reaching views across the marina and onwards to Cornwall, Brewhouse is a breath-taking waterside location. With its impressively tall chimney, it's home to 77 beautifully designed apartments and waterside workspaces — some of the first spaces to be transformed at the Yard. On the ground floor, you'll find an array of cool restaurants and workspaces, making it one of Plymouth's most sought after addresses.





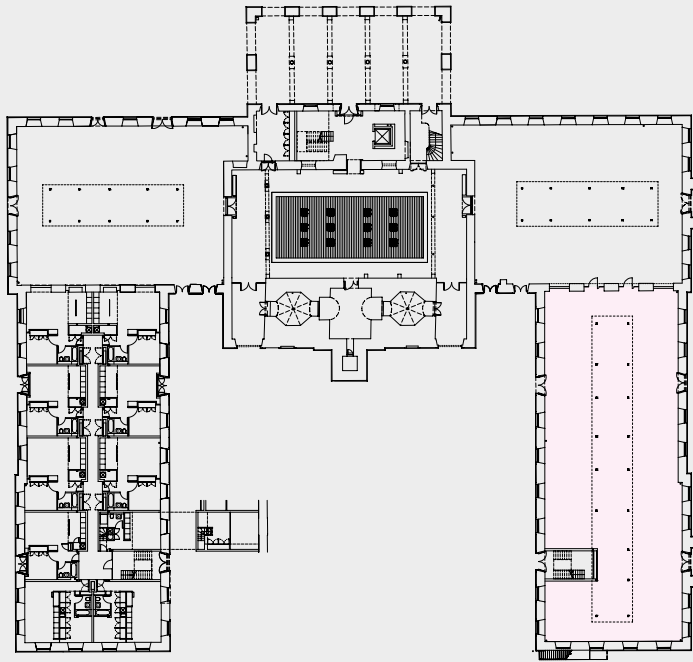




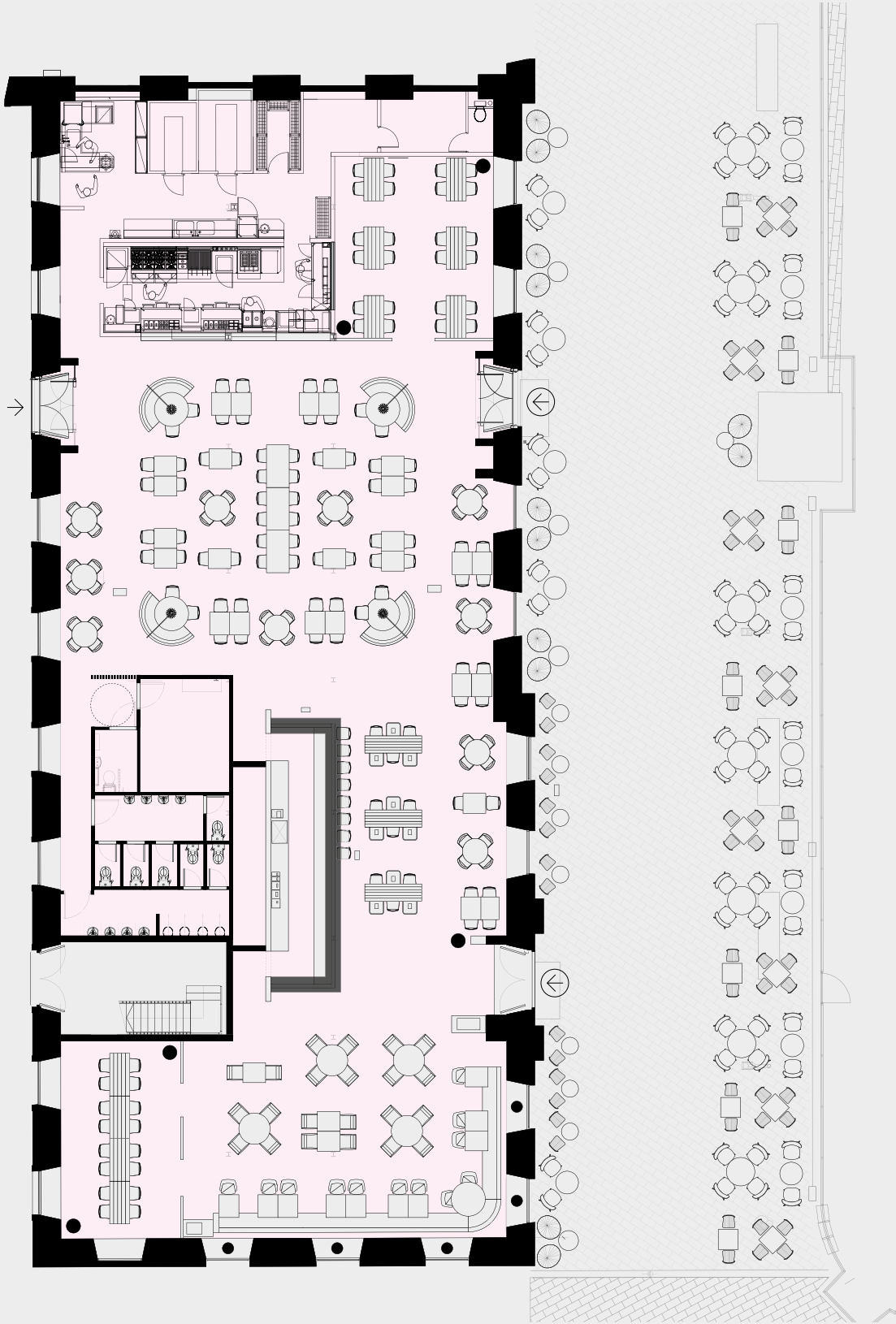
Ground Floor

Leisure

G3/4/5 \*  
6,234 sq ft  
Leisure



➔ Entrance ➔ Additional Access \* Can be subdivided † Can be combined





The RIBA award-winning design is clean and contemporary, using a simple palette of timber, glass and white finished surfaces to contrast with the rough original textures of granite, limestone and cast iron columns. It has exceptional modern facilities, as well as a waterside location and great access to Royal William Yard’s restaurants, bars and marina.

Brewhouse provides flexible and open-plan floor plates with some unique features and historic charm to locate your business.

Royal William Yard  
on-site benefits



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



Marina  
and ferry



Bike  
storage



Car  
parking

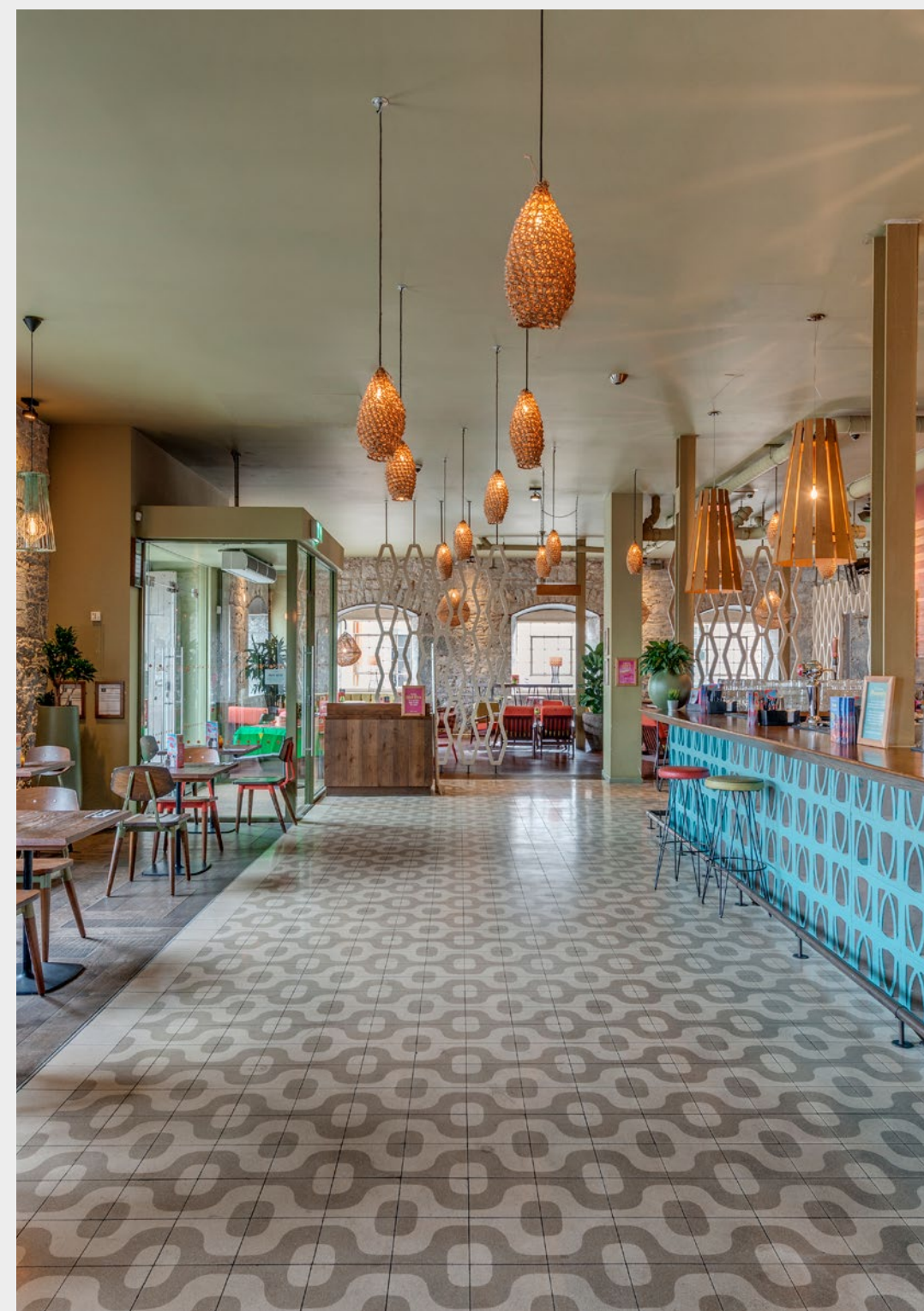


Viewing  
points





Las Iguanas — Brewhouse

















French restaurant Bistrot Pierre opened its doors in New Cooperage in 2013. Its vantage point on the green allows it to offer diners a theatre experience and other fun entertainment throughout the year.

Just a few years later, and the Group embraced the Yard further, opening our first boutique hotel, Rooms by Bistrot Pierre, which now runs out of Residence One at the Yard. Filled with 14 stylish yet simply appointed bedrooms in a beautiful Grade II listed building, formerly the Admiral's House — founder Rob Beacham's vision is one we all love...



"The Yard was an obvious location for us," Rob says. "There was a lot of buzz around what the area would become after the redevelopment, and it helped us get off to a great start as we brought our honest, authentic food and great customer service here — creating a dining experience customers would remember thanks not only to our offering, but also thanks to the stunning aesthetics." Rob wholeheartedly embraces Yard Life, joining in our regular events — something which spurred on his decision to launch the hotel.

He continues: "The monthly farmers' market and programme of events brought even more people to our door and we also started to see a big increase in people visiting Plymouth." With previous experience in the hotel industry — a boutique B&B was already successfully operating in Ilkley, Rob was confident he could create something regular diners would enjoy, as well as those who were unfamiliar with Bistrot Pierre.



"Through discussions with Urban Splash, we developed a concept that would revive and highlight the beautiful Georgian features at the Yard. We're well experienced in transforming historic buildings within local communities and are proud to have the opportunity to do so here. We know our customers enjoy travelling and new experiences, so this project was the perfect opportunity to offer something other than food to feed their passions." Now both operations run in tandem, welcoming residents, workers and visitors alike.

Rob concludes: "There's so much going on here so we're delighted to be able to provide somewhere for people to stay and enjoy all of the events taking place, as well as enjoy our food in the bistro. "We've created stunning spaces, working with renowned Yard architect Jackie Gillespie — who has designed a number of our bistros, together taking inspiration not only from what we've already created, but from the building itself."



## Plymouth



# 5.5m

Over 5,500,000 visitors to the city each year...



# 347m

...spending over £347 million within the city



Voted 'Britain's Coolest Little City By The Sea' by GQ magazine



Home to the UK's largest regional theatre



# 133k

Over 133,330 jobs and home to 6,560 businesses



# 50k

Plymouth University is the 15th largest in the UK, with over 50,000 students



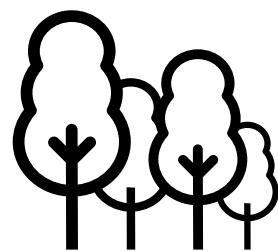
# 24

24 trains to London Paddington per day



# 3

Three International Airports within a two hour drive



One of the greenest cities in the UK, with 40% of the city being green space

## Royal William Yard



Ranked in the top 500 worldwide Lonely Planet experiences



Voted Condé Nast's 'Best Holiday Destination To Watch' 2020



Winner of 26 awards (and counting)



# 400k

Over 400,000 visitors by car each year



# 107k

Over 107,000 visitors to Yard events each year



# 25k

Over 25,000 visitors use our marina and ferry each year



# 500

Home to over 70 businesses employing over 500 staff



An existing community of 215 apartments...



...with plans for a further 24 Townhouses



# Yardlife

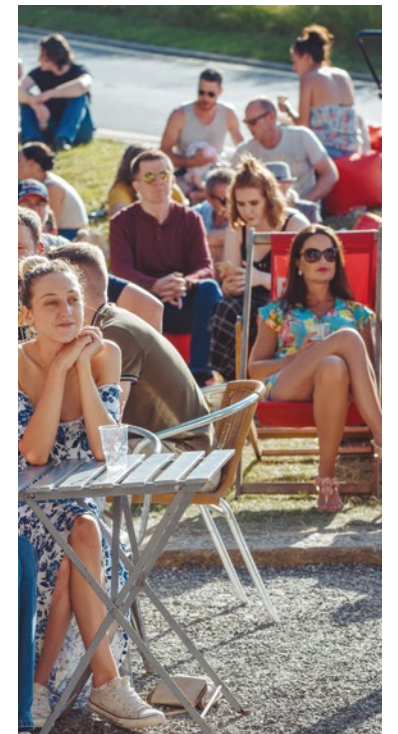
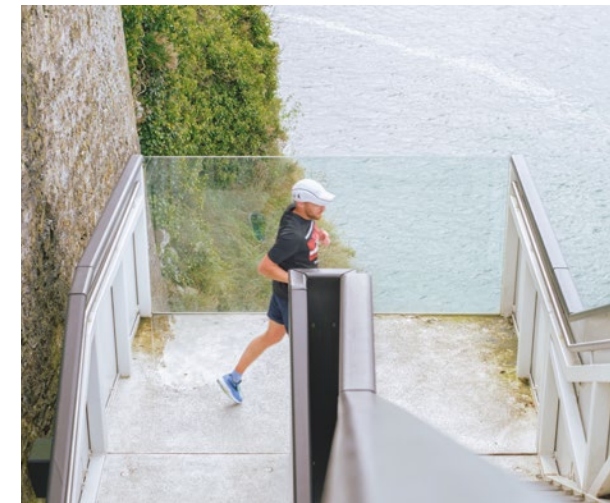
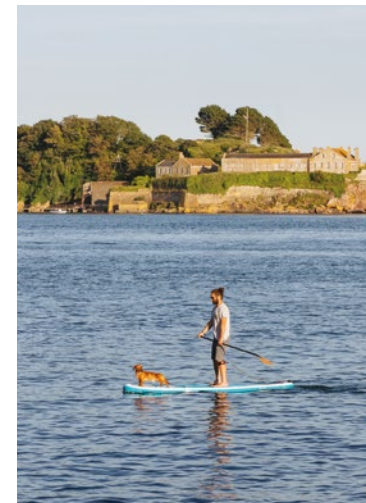
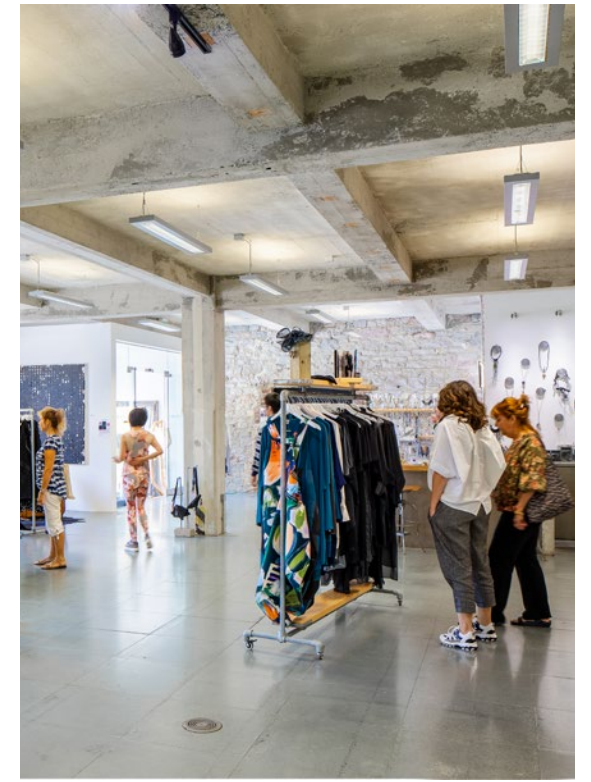
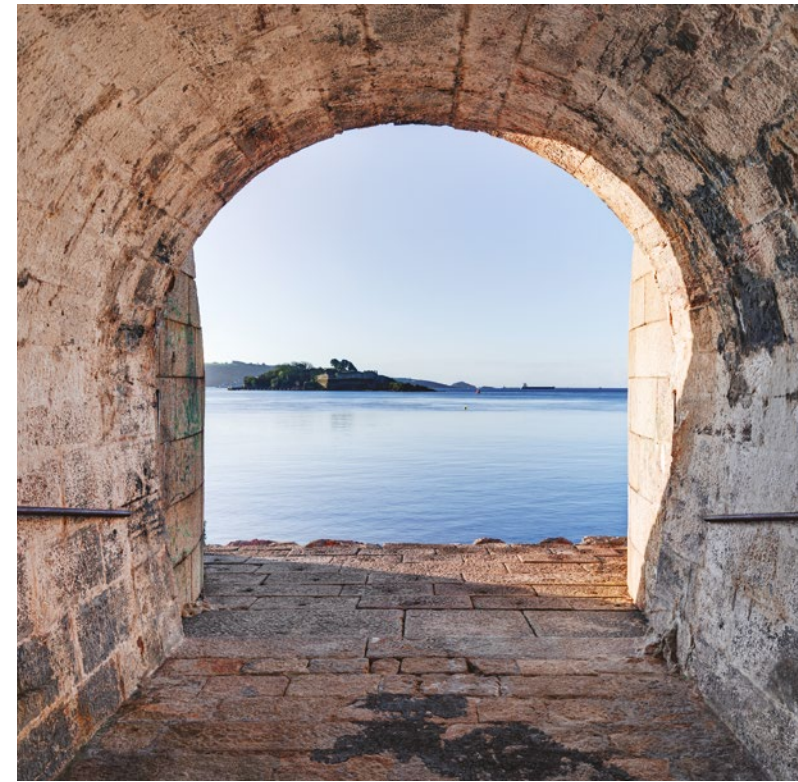
Home to a bustling community, the Yard is a place where offices, apartments, restaurants, bars, leisure businesses and galleries rub shoulders, as waves lap the shore on three sides.



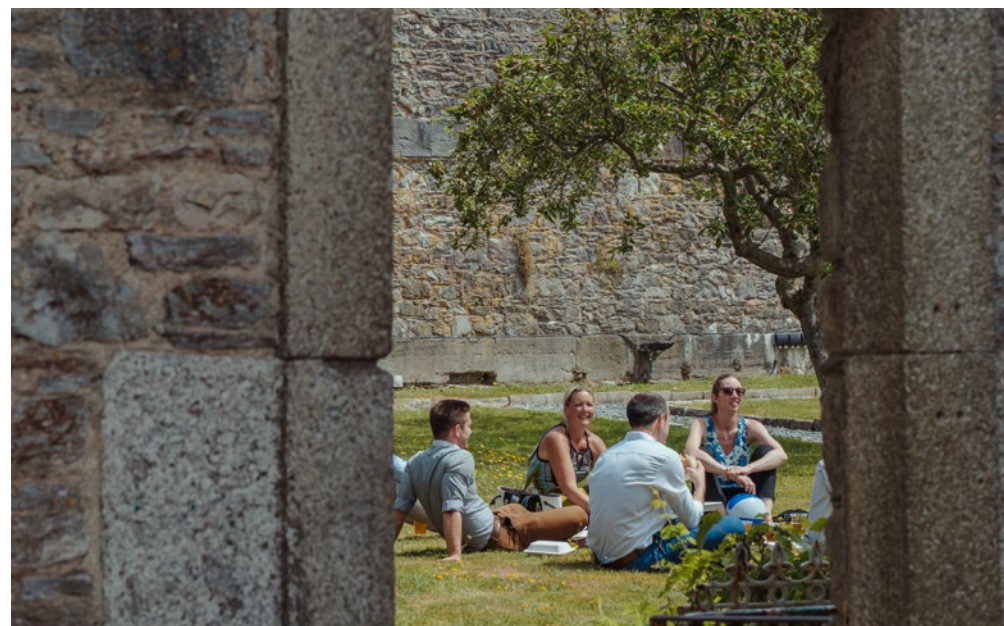


Surrounded by water, Royal William Yard offers breathtaking views over Plymouth Sound and across to Cornwall, with plenty of opportunities to relax and unwind. Cool off in the Tidal Pool, explore the South West Coastal Path, hop on a ferry from the marina, practice yoga on the lawn, try stand up paddleboarding from the rock beach at Firestone Bay or just enjoy a quiet drink whilst taking in the sunset.

#### Relax & Play







You can't help but fall in love with the Yard — it's what's going on that brings the place alive, with eating and drinking experiences and a calendar of events and exhibitions, all within a relaxed, stylish setting.

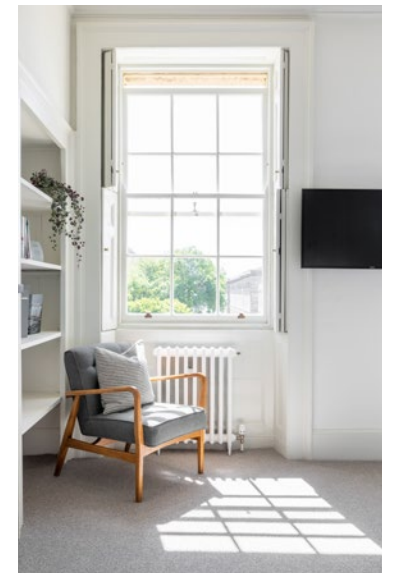
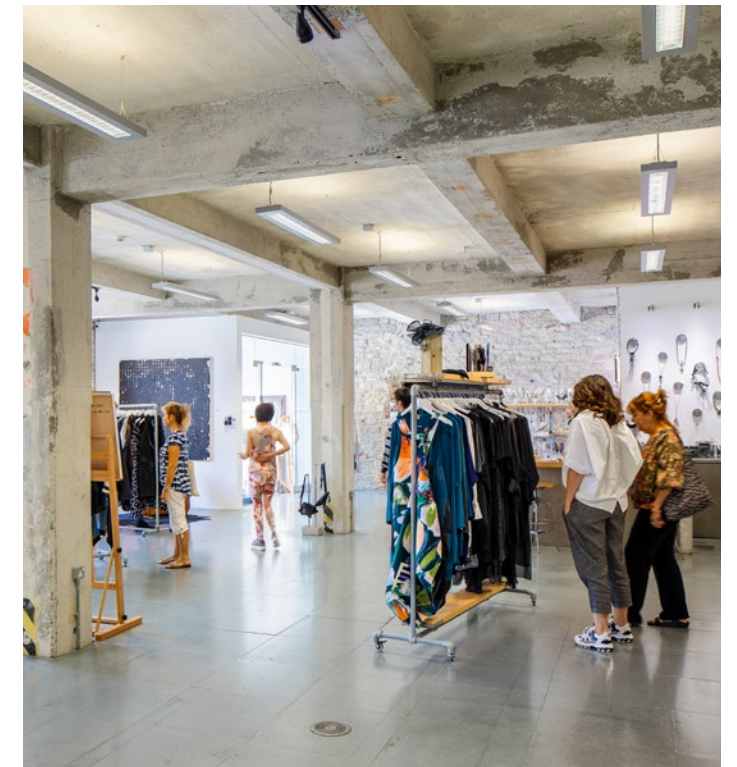
#### Eat & Drink





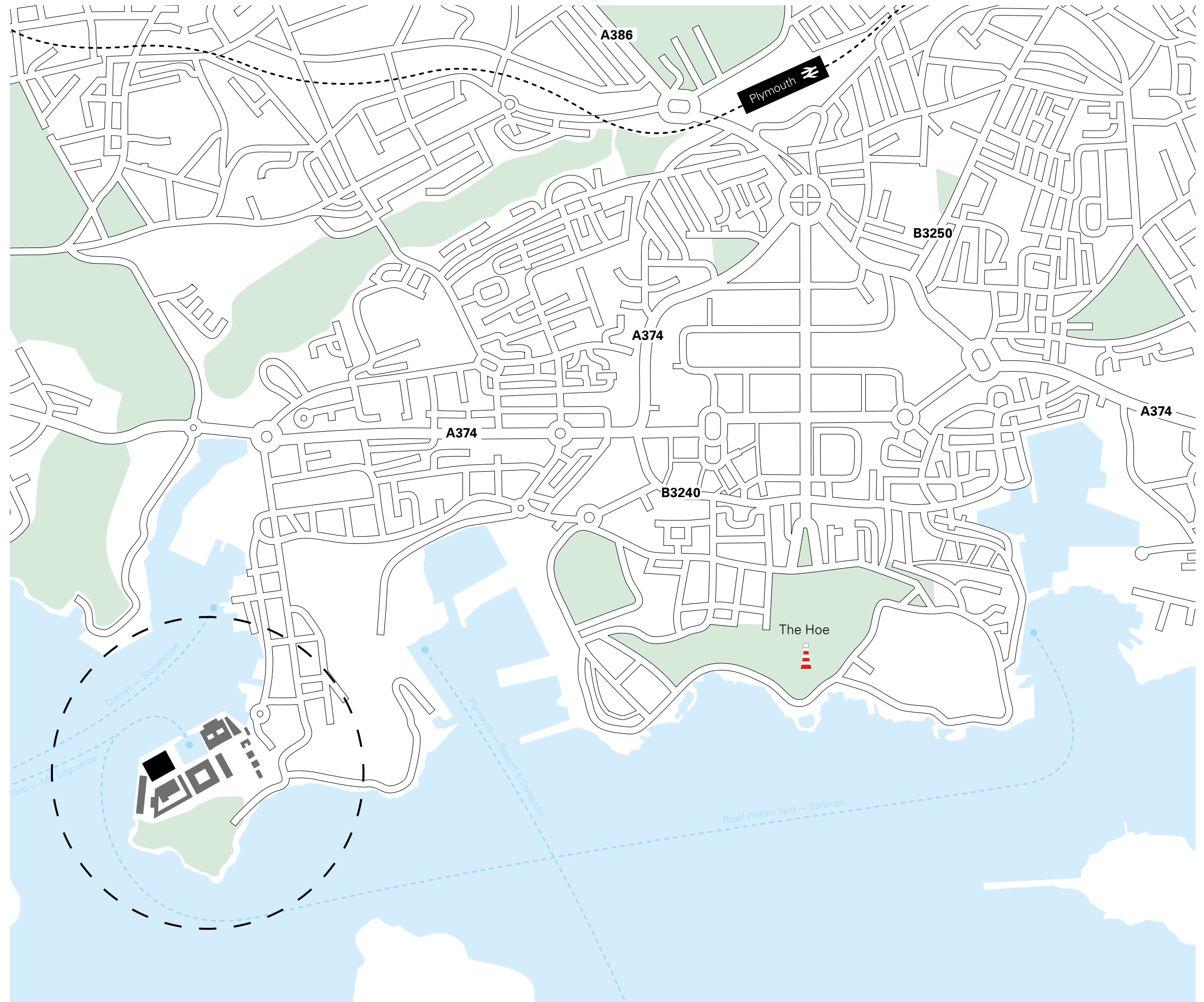
You can get fit, socialise with friends, entertain clients, shop for great produce, watch a film, catch a ferry from the marina or simply relax in your lunch hour on our very own beach.

#### Shop & Stay





# Brewhouse Royal William Yard Plymouth PL1 3PA



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 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.



# gillespie yunnie architects.

Gillespie Yunnie Architects are an award-winning design studio and specialists in the creative re-use and adaptation of existing, historic and listed buildings. Through their work with these prestigious buildings they have seized the chance to bring fresh thinking, energy and innovation to the Yard. Relishing the challenge of working with these Grade I listed spaces they have created truly inspirational and innovative new uses (and won a few awards along the way too).

Jackie Gillespie  
BA(Hons) DipArch RIBA  
Director

Jackie is the co-founder of Gillespie Yunnie Architects. She has a particular interest in finding contemporary solutions for constrained and historic environments and has worked with Urban Splash on the regeneration of Royal William Yard.

Other projects include Cricklepit Mill, Coombe Dean, Edginswell Hall, and interior design for a leading restaurant chain. She is a Panel Member on both the Torbay and Devon & Somerset Design Review Panels. Jackie spends her spare time sailing and racing in Torbay with her husband and two children.





# Work with US





We love our tenants; 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 is therefore built on simplicity and flexibility from day one. We cut out complexity and jargon. 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 team**

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

**We manage our buildings**

Because we asset manage in house we're good at helping our businesses grow - our buildings and leases are designed for growth so that you can grow with US.

03

**Flexible leasing**

We offer flexible leases from 5 to 25 years and everything in-between to suit you and the needs of your business.

04

**Affordable rents**

Fair, affordable and transparent, we'll never hide fees in the dreaded small print.





Let one of our team  
show you around.

Drop us an email at  
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# Make me yours

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