

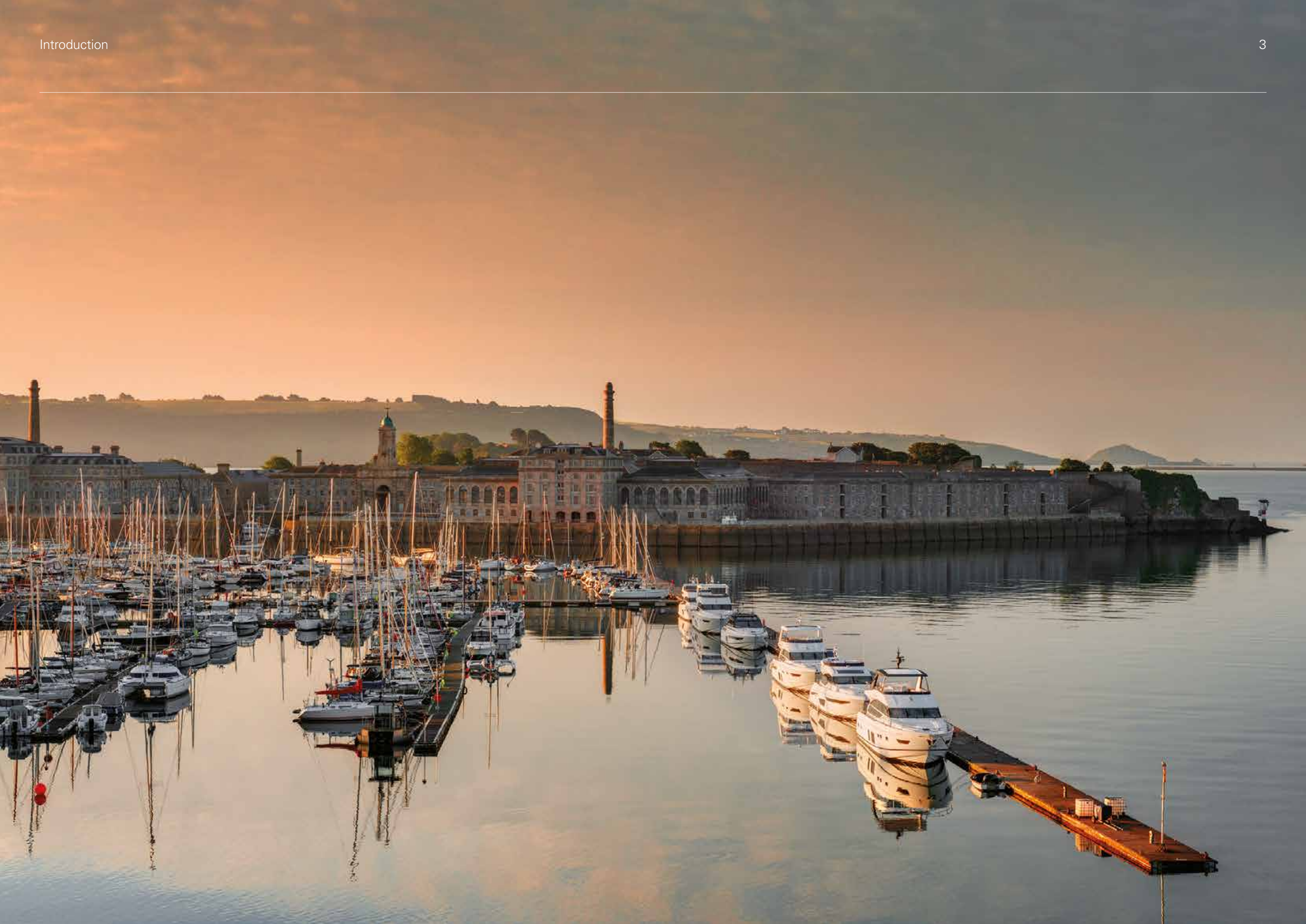
Space to work Melville

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. 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.

Melville, the striking centrepiece of Royal William Yard, is being transformed into an inspiring range of workspaces on the two upper floors above a mix of boutique retail, famous names and breakthrough restaurants facing a beautiful courtyard.

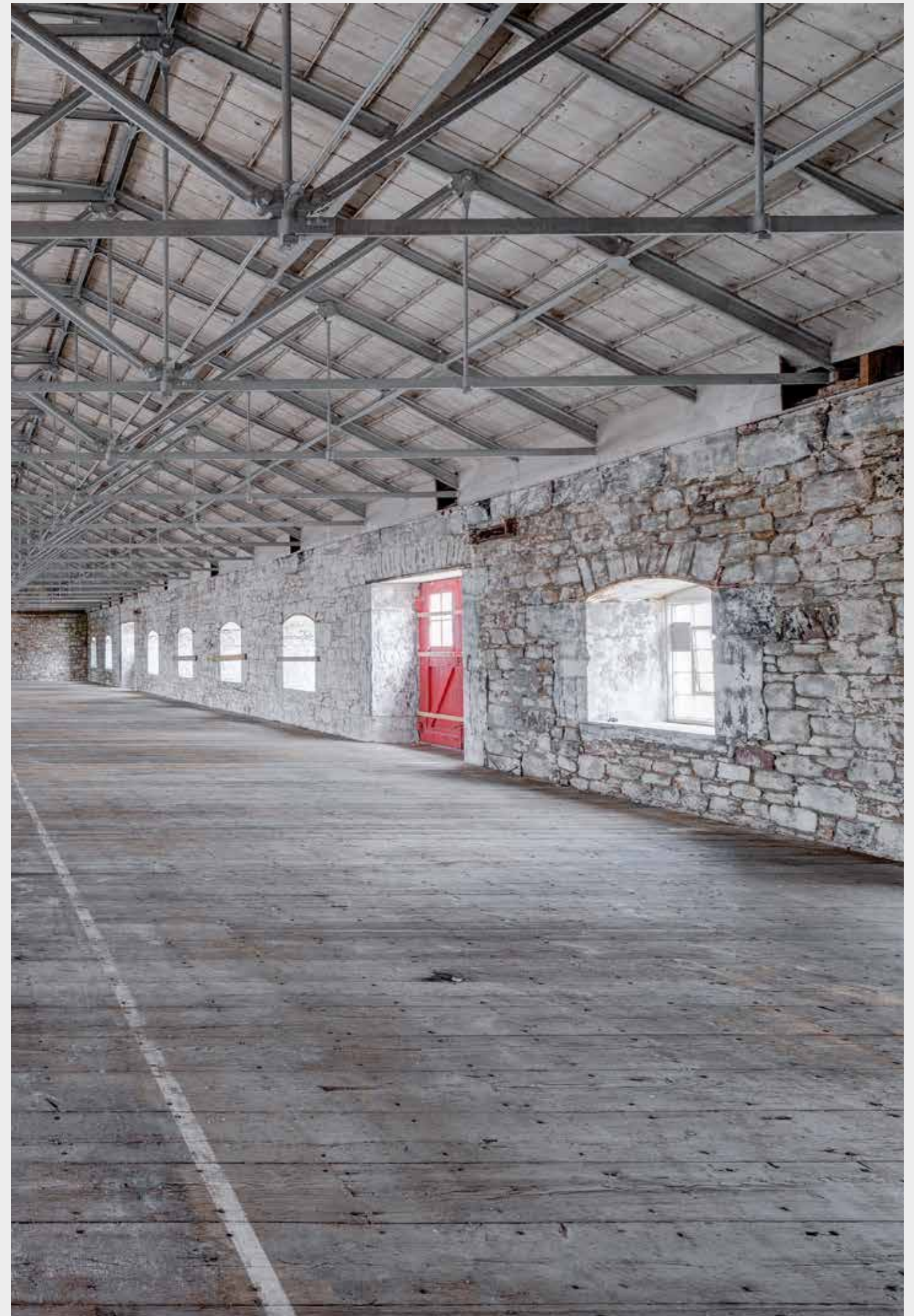
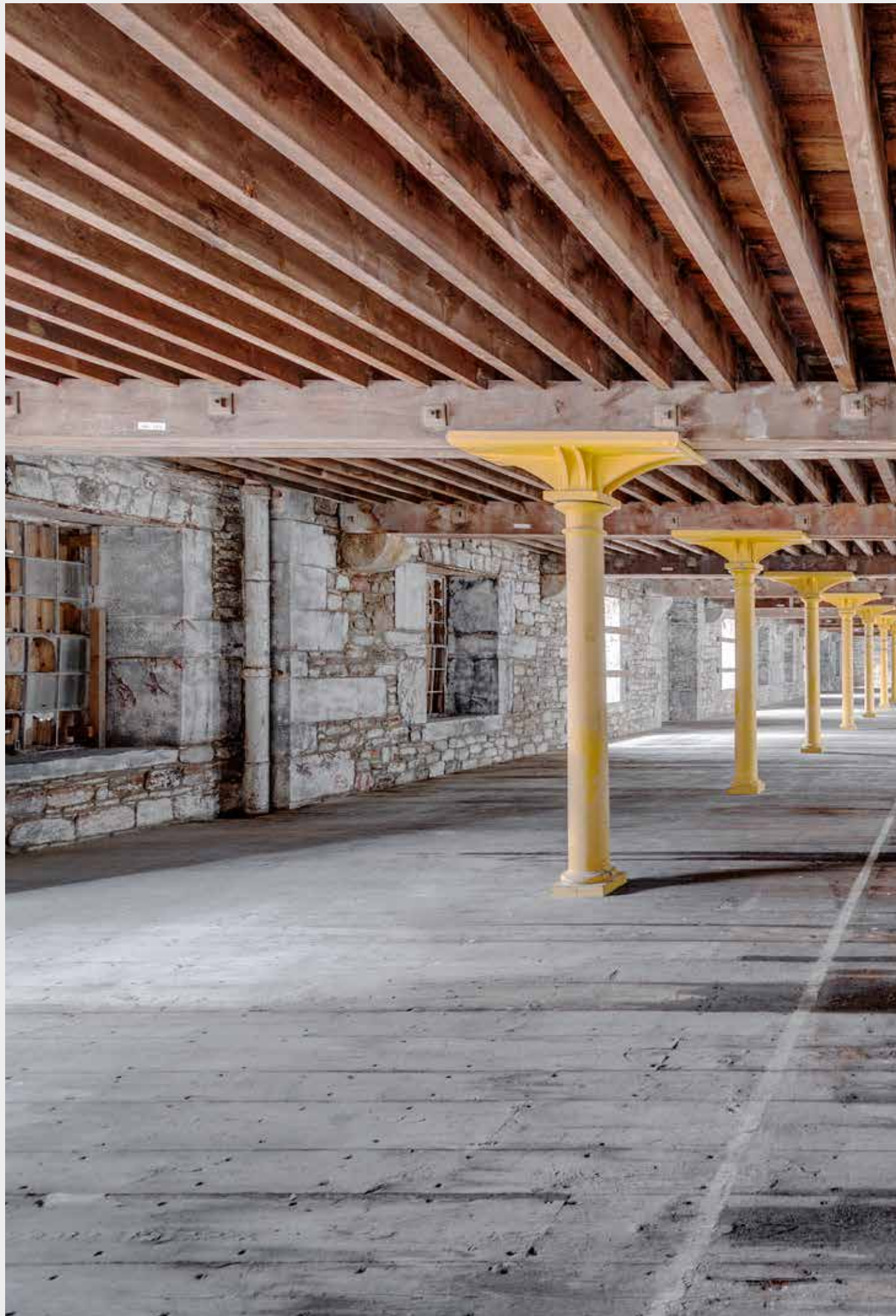
This extraordinary warehouse will feature unequalled open-plan workspaces from 300 to 100,000 sq ft, light-filled floor plates with large windows, exposed features and great communal facilities, all within an established community of residential, restaurant and retail, providing a unique location for business.



Constructed in 1825 as the administrative centre of the Navy's new victualling yard, with its iconic clock tower and breathtaking views, Melville offers an inspiring workplace; a place where you can feel at home, attract quality staff and watch your business thrive.

— Make Melville your home and you'll join an established office community of over 70 businesses that includes designers, quantity surveyors, architects, financial advisers, and many more.







With its raw, exposed historic limestone walls, cast iron columns and historic timber beams, the two upper floors of this iconic quadrangle building will be converted to offer design-led office space with access to meeting rooms, bike racks, showers and break out spaces. This historic warehouse is a unique canvas to create an individual identity for business.



First Floor

Floorplan

0

10

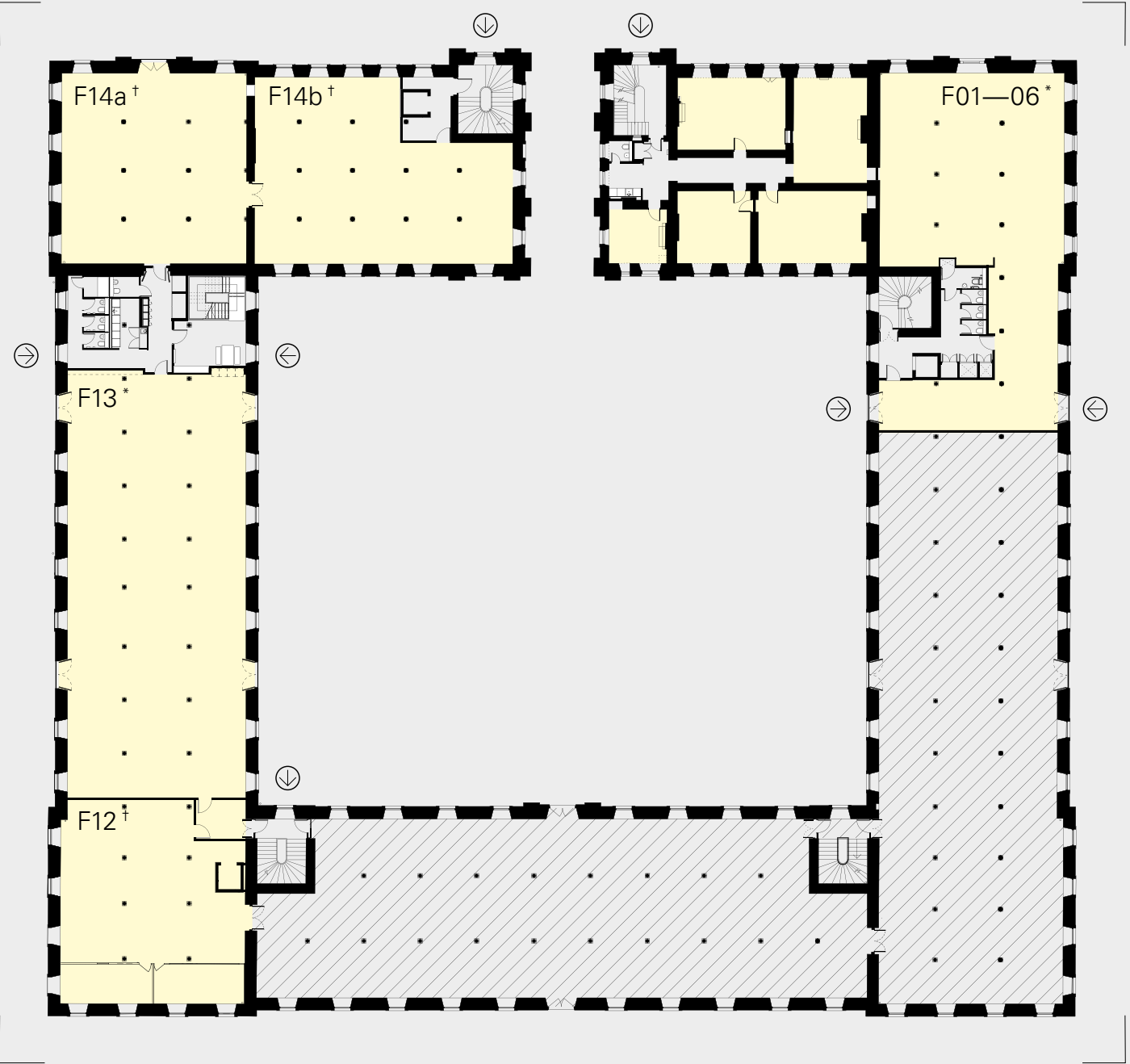
20m



Workspace

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

- F01—06 *
6,049 sq ft
Workspace
- F12 †
2,050 sq ft
Workspace
- F13 *
4,667 sq ft
Workspace
- F14a †
2,164 sq ft
Workspace
- F14b †
2,476 sq ft
Workspace
- Phase Two
12,636 sq ft
Coming Soon



Second Floor

Floorplan

0

10

20m

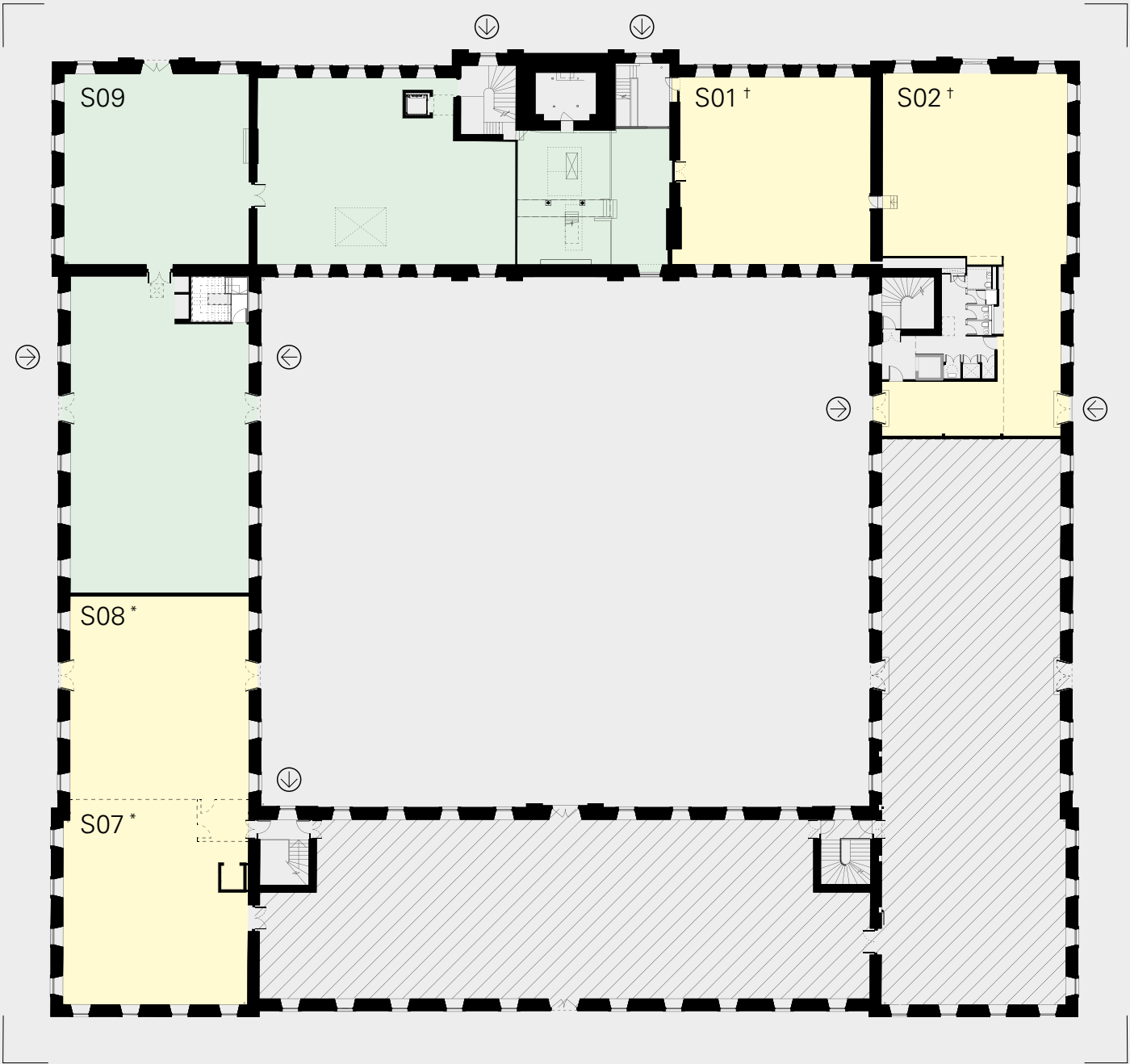


Workspace

Leisure


➞ Entrance ➞ Additional Access * Can be subdivided † Can be combined

- S01 †
2,174 sq ft
Workspace
- S02 †
3,206 sq ft
Workspace
- S07 *
2,150 sq ft
Workspace
- S08 *
2,228 sq ft
Workspace
- S09
9,365 sq ft
Cinema
- Phase Two
12,616 sq ft
Coming Soon




Joining our community offers a host of benefits in addition to your workspace. Melville provides flexible and open-plan floor plates with some unique features and historic charm to locate your business.


Melville building facilities




Lifts




Communal kitchens




Showers




Drying room




Staff lockers




Breakout spaces




Meeting rooms



Communal courtyard




Microbrewery




Coffee shop


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



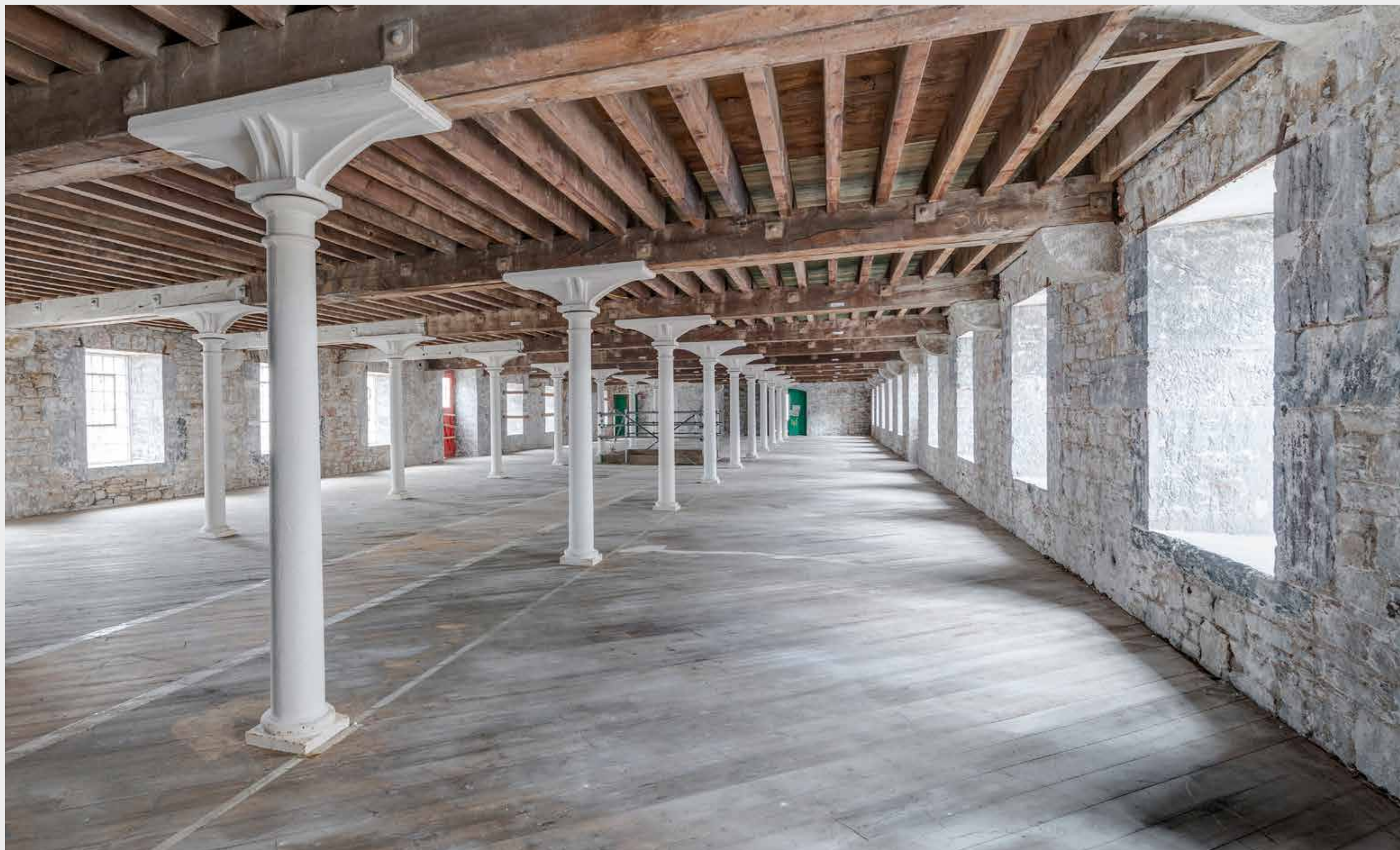
Marina and ferry



Bike storage



Car parking



Existing space — First floor



Indicative workspace layout — First floor



Existing space — Second floor



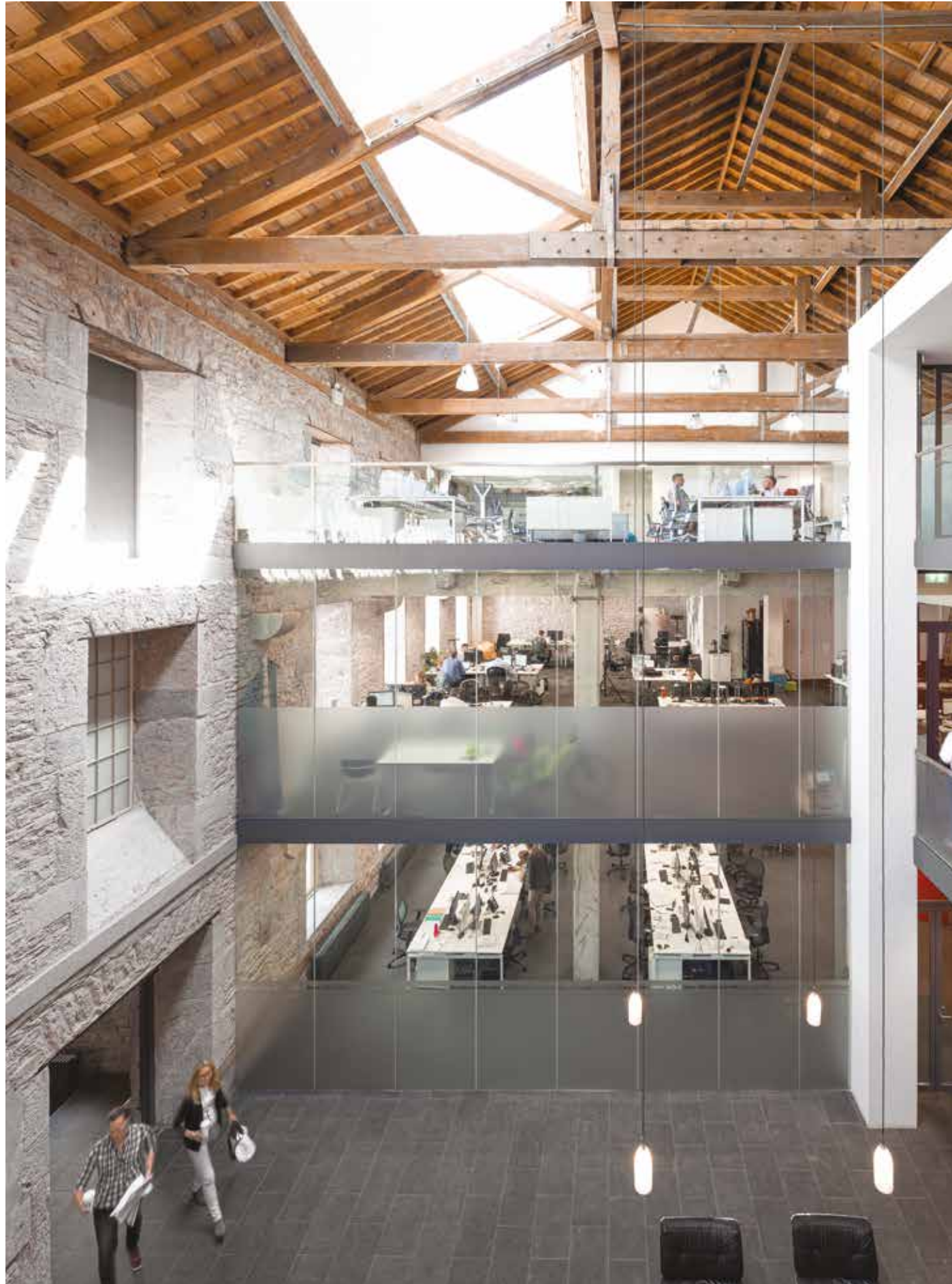
Indicative open plan workspace layout — Second floor

Royal William Yard has an established office community of over 70 businesses that includes designers, quantity surveyors, architects, financial advisers, and many more.

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Mills Bakery — completed in 2008 and has been awarded RIBA Award for Architecture 2010, 2012 BCO Awards (SW Region), Refurbished/recycled Workspace, RICS South West Building Conservation Award 2011, British Homes Best Mixed Use Development Award 2011, 2010 CABE Building for Life Gold Award, (amongst others).





Want more than just workspace?

Working at Royal William Yard encourages colleagues to get fit, socialise with friends, entertain clients (they can even stay in our Grade II Georgian boutique B&B), shop for great products, watch a film after work, or simply relax in your lunch hour on our very own beach and tidal pool.

And talking of lunch (or dinner for that matter) — we have a few options for your staff and clients to choose from...



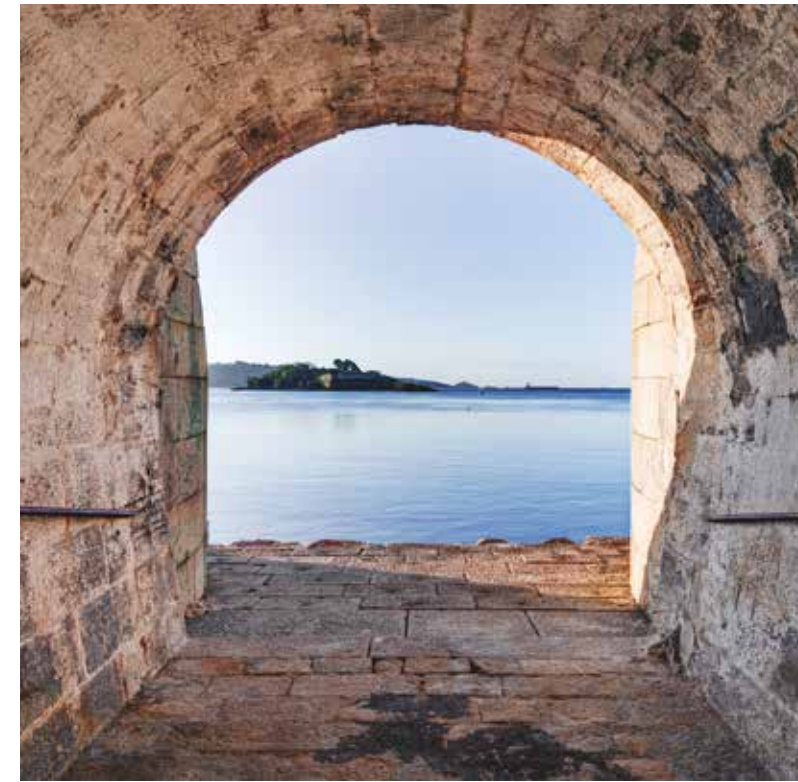
Yardlife

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

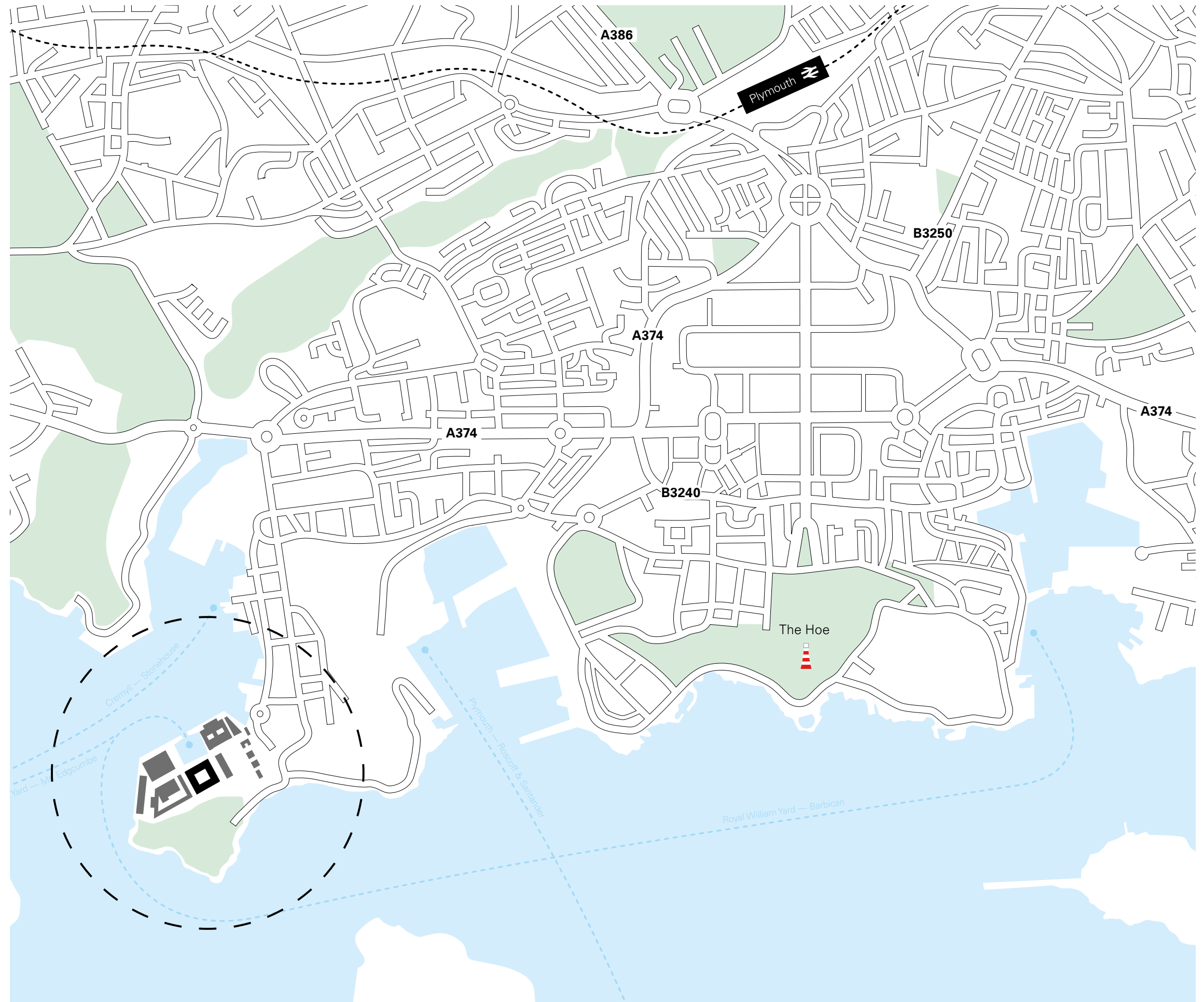


Melville

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 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	02	03	04
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.	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.	Flexible leasing We offer flexible leases from 5 to 25 years and everything in-between to suit you and the needs of your business.	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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Our Team



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Make me yours

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