

THE  
MERCHANT  
PLYMOUTH

FLOOR PLANS

[themerchantplymouth.com](http://themerchantplymouth.com)

# THE SPACE

The Merchant's flexible floor plate configuration allows for a wide size range of productive, flexible, contemporary office space.

Floor	Sq m	Sq ft
Lower Ground - Coffee Lounge A1-A3	108	1160
Lower Ground - External seating space	49	527
Lower Ground - Reception	34	363
Lower Ground - Office	69	733
Ground - Offices	441	4,738
1st floor - Offices	603	6,487
2nd floor - Offices	603	6,487
3rd floor - Offices	603	6,487
4th floor - Offices	387	4,164
5th floor - Offices	128	1,371
<b>Total</b>	<b>3,025</b>	<b>32,517</b>

\*All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

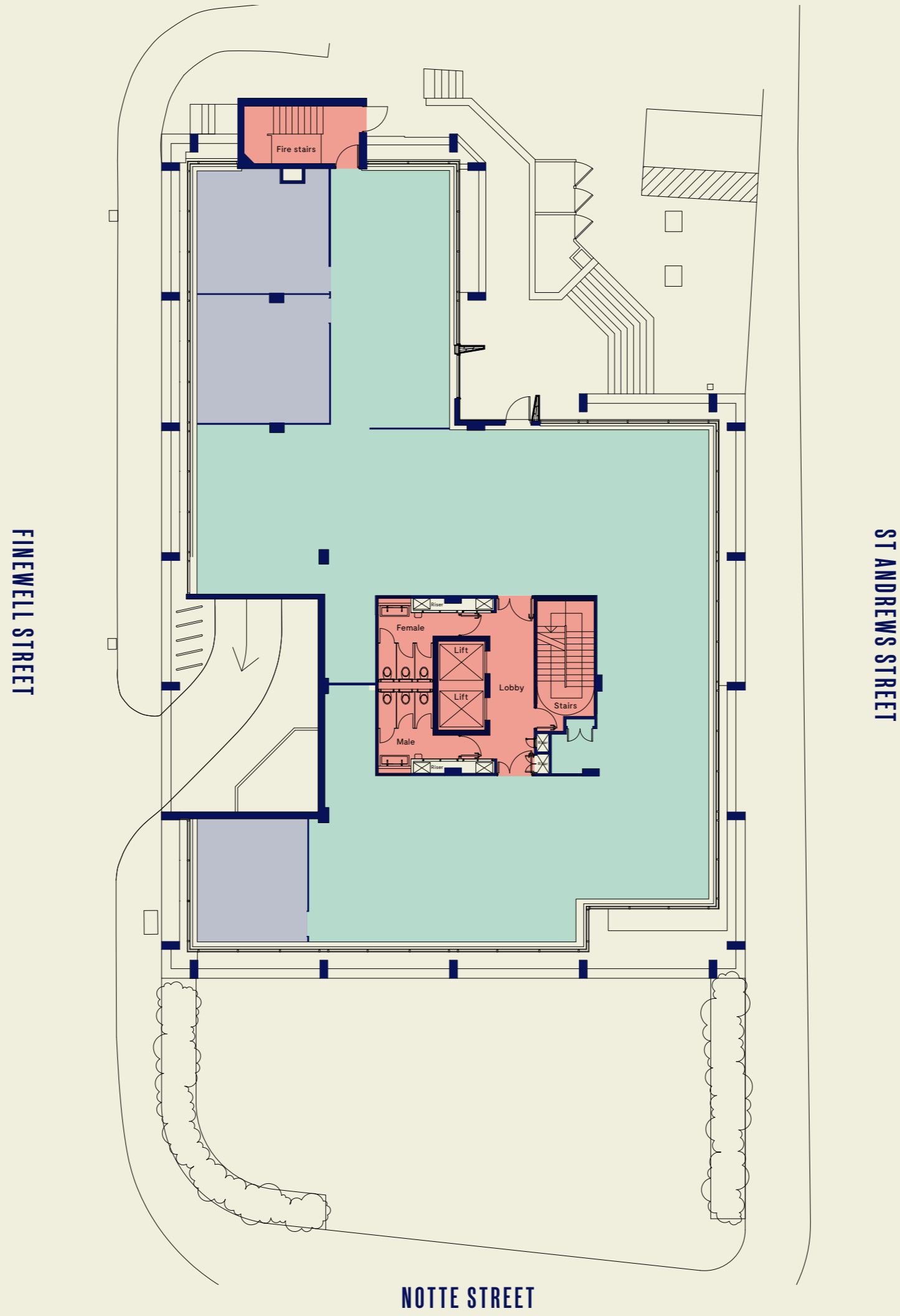
01

# FLOOR PLANS

## GROUND FLOOR

4737.2 sq ft \_ 440.1 sq m

- Open plan office space
- Closed plan office space



For indicative purposes only.  
Not to scale.

02

# FLOOR PLANS

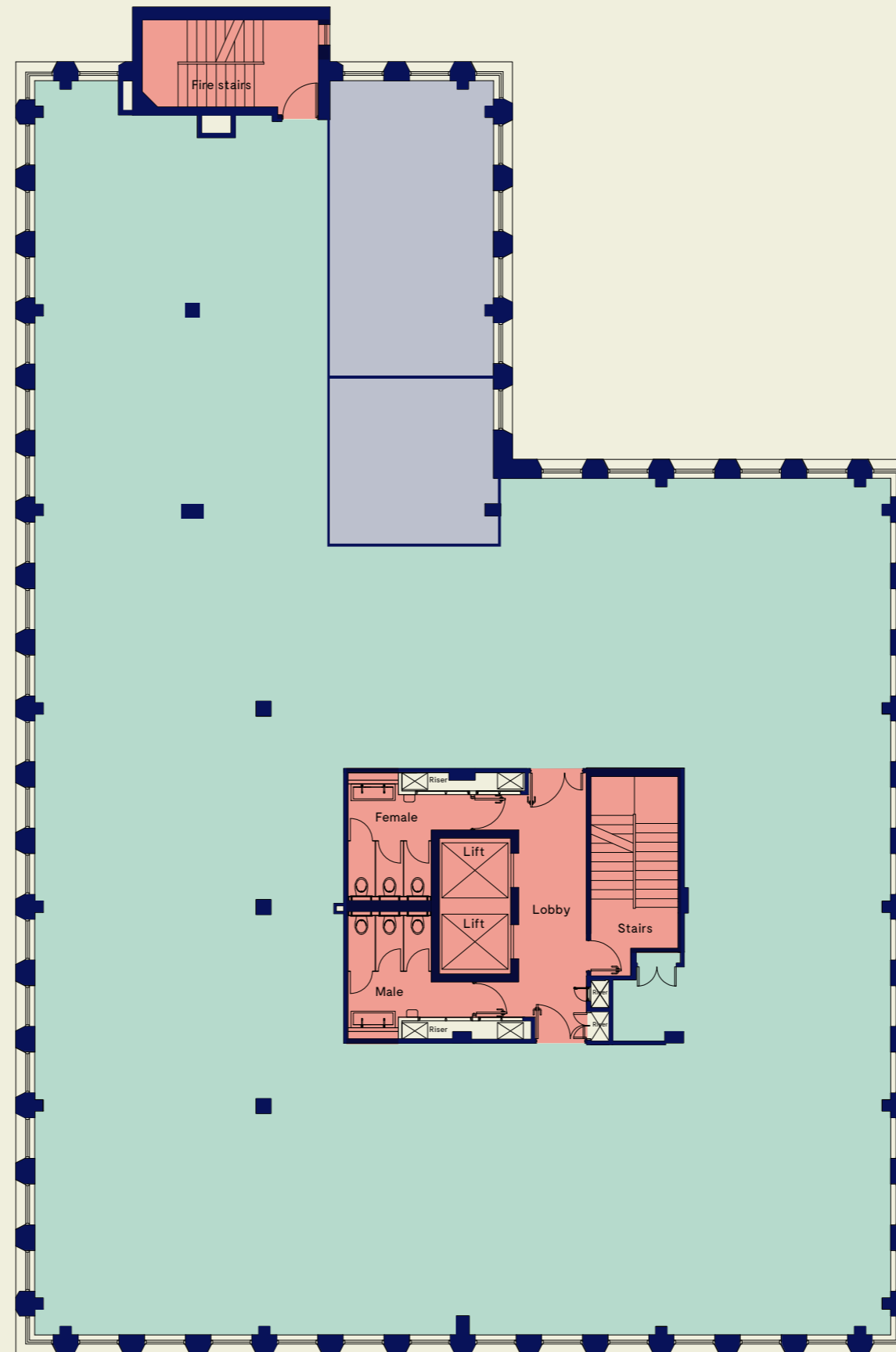
## FIRST TO THIRD FLOORS

6486.3 sq ft \_ 602.6 sq m

- Open plan office space
- Closed plan office space

FINEWELL STREET

ST ANDREWS STREET



NOTTE STREET

03

For indicative purposes only.  
Not to scale.

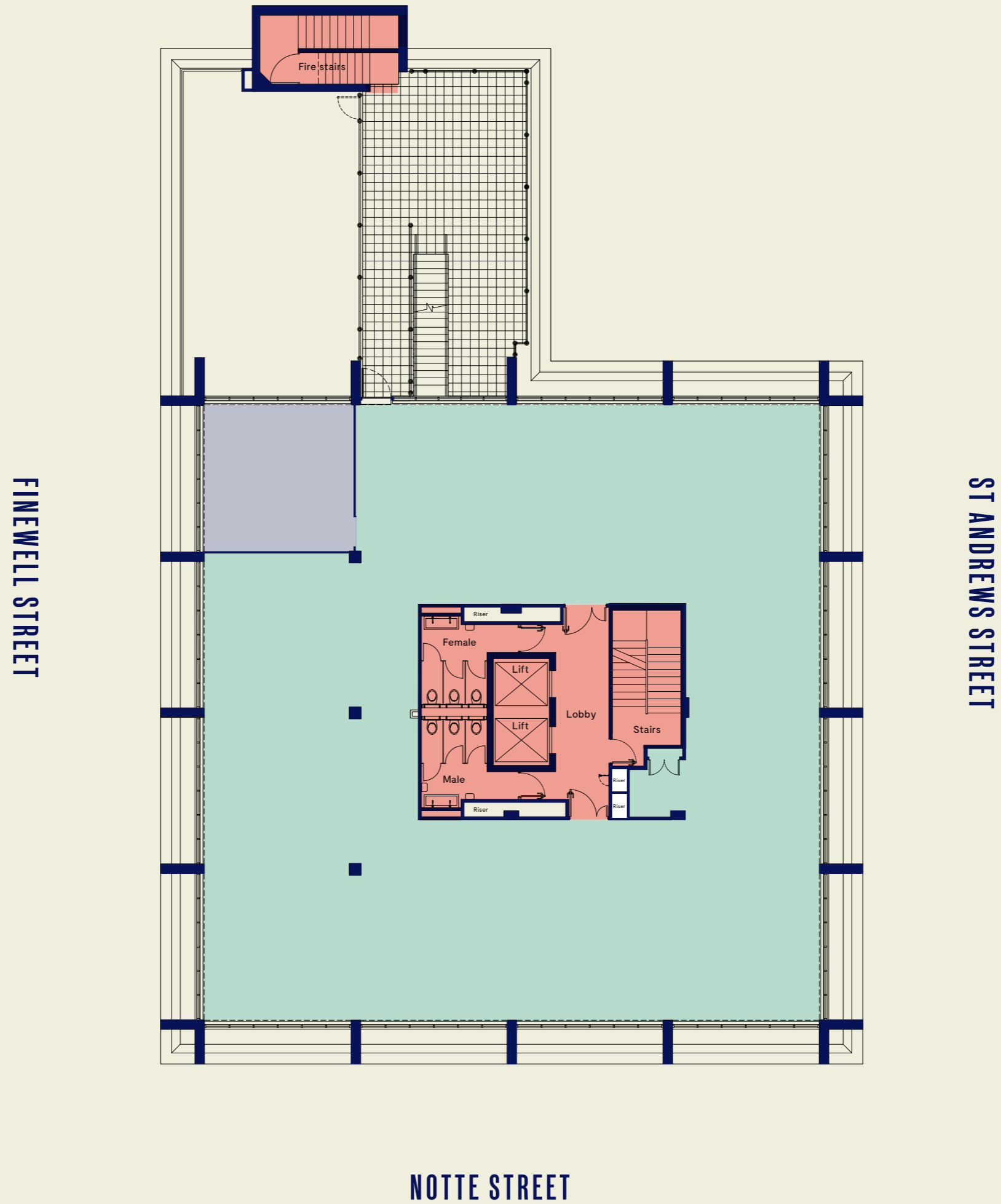


# FLOOR PLANS

## FOURTH FLOOR

4163.5 sq ft \_ 386.8 sq m

- Open plan office space
- Closed plan office space



For indicative purposes only.  
Not to scale.

04

# FLOOR PLANS

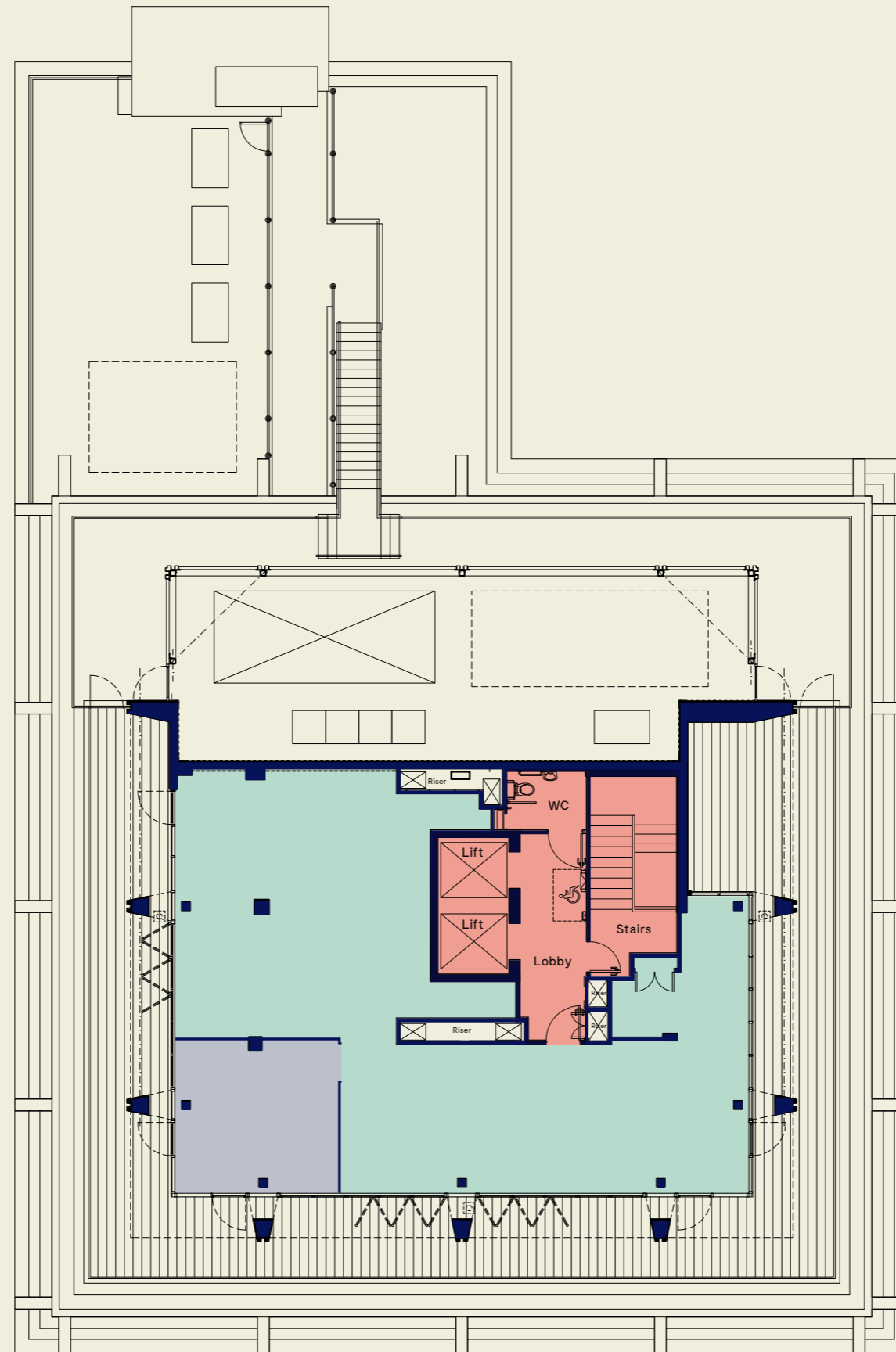
## FIFTH FLOOR

1370.2 sq ft \_ 127.3 sq m

- Open plan office space
- Closed plan office space

FINEWELL STREET

ST ANDREWS STREET



NOTTE STREET

05

For indicative purposes only.  
Not to scale.



# WEBSITE

[themerchantplymouth.com](http://themerchantplymouth.com)

# ADDRESS

The Merchant  
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# LETTING AGENTS



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# BUSINESS RATES

On completion of the development the building will need to be reassessed based on the various sized suites created.

EPC – Grade A refurbishment with a target EPC A rating

# LEASE TERMS

The premises are available by way of a new lease, length negotiable, drawn on an equivalent full repairing and insuring basis.

# LEGAL COSTS

Each party to cover their own legal and professional fees incurred in the transaction.

# SERVICE CHARGE

A service charge is levied on the building to cover the maintenance of the common areas, concierge, and communal services provided by the landlord. Further details on the service charge budgets can be provided by the marketing agents.

07

## IMPORTANT NOTICE

JLL & Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The 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;
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