

**CHERRY TREE  
COURT**

**TO LET**

**UP TO 22,828 SQ.FT OF  
REFURBISHED OFFICES**

Cherry Tree Court, Ferensway, Hull,  
East Yorkshire HU2 3NH



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## DESCRIPTION

Cherry Tree Court comprises a purpose built detached three storey office building, with an extensive private car park to the rear. The complex provides offices arranged over three floors with a central main entrance fronting onto Ferensway.

The property has been refurbished to incorporate a brand new reception area with meeting rooms on the ground floor. Each floor will include refurbished WC's & shower facilities along with breakout and kitchenette space.

This fully refurbished office has been finished to the below specification.



New carpet throughout



Raised Access Floors



Shower facilities



LED lighting



Air-con system



46 car parking spaces  
1:768 sq.ft



Cycle storage available



Ultra-fast broadband with average download speeds of 131.4 mbps





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## LOCATION

Cherry Tree Court is situated in a very prominent position on the west side of Ferensway on the corner of its junction with Portland Street, in the heart of Hull City Centre. Located close to Hull's main bus and railway station, the building is also adjacent to the St. Stephen's retail and leisure complex.

The building is ideally located in a very convenient central area, allowing access to the extensive range of business, shopping and leisure facilities offered within the city centre.

### NEARBY HOTELS



- DoubleTree by Hilton next door
- Holiday Inn Express Hull City Centre
- Travelodge Hull Central

Cherry Tree Court is close to the City Centre and Transport hubs.

### WALK



(St. Stephen's Shopping centre includes: Tesco Extra, Caffè Nero, Zizzi, Wok & Go, Prezzo, Reel Cinema, Adventure Golf) and the Prospect Centre (Belong by Game, Iceland, Pep&co, Poundland, Post Office).

### DRIVE



1hr drive to Sheffield (65.9 miles), Leeds (62.9 miles) and York (47.1 miles)

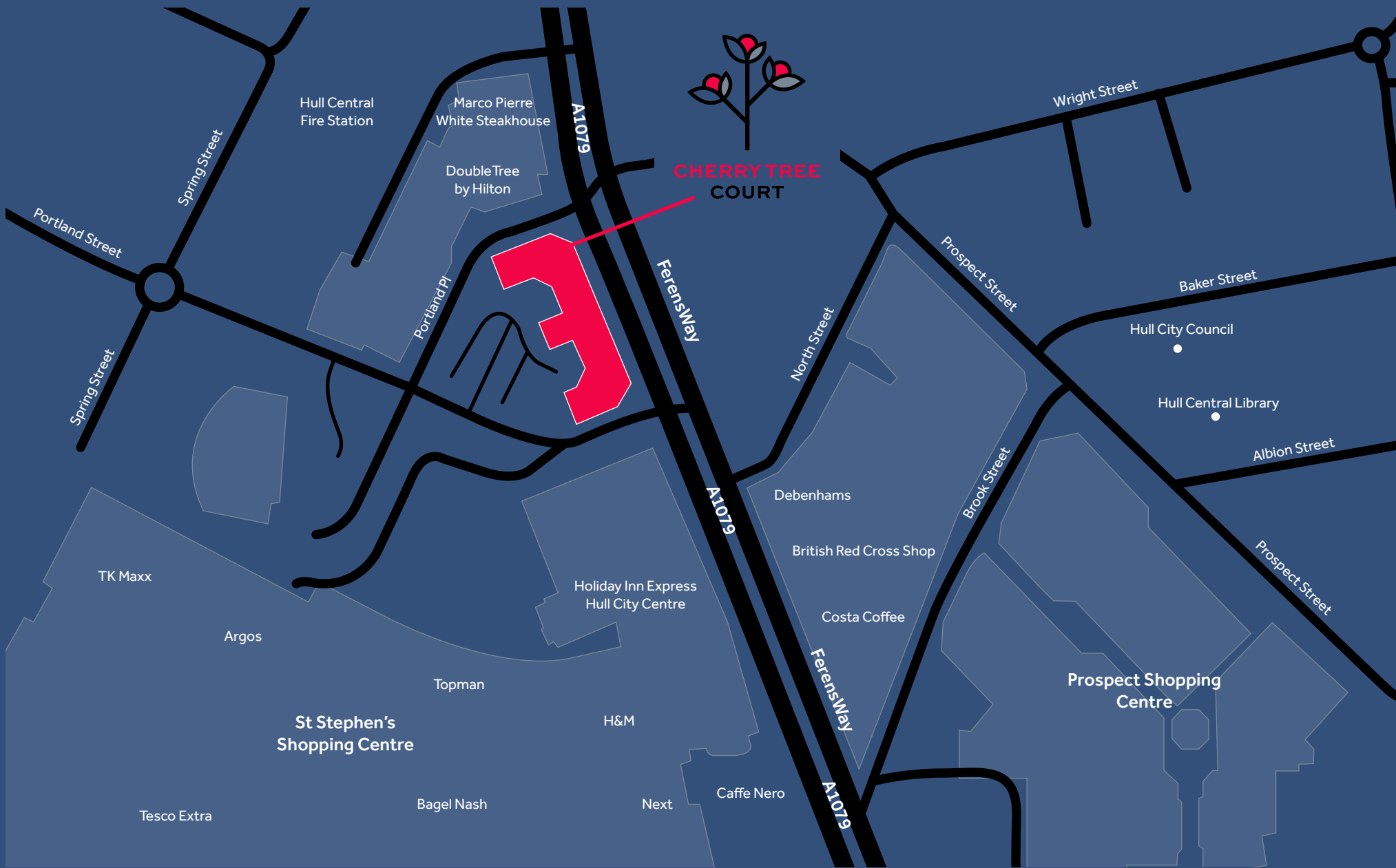
### TRAIN





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## GRANTS

Businesses in Hull can access a range of grants subject to availability.

We have a dedicated Business Development Manager to offer guidance and assistance on grants and business support.

[Contact us for more information.](#)



## KINGSTON-UPON-HULL



Kingston-Upon-Hull has a Population of over 284,321



Humber ports handle £75bn worth of trade each year



Green Port Hull £1bn investment into renewable energy



City of Culture 2017-2021- which saw £220m investment into the City and kick-started the city's regeneration and created 800 jobs

Since becoming City of Culture in 2017, Hull has seen an increase in employment of over 8%, compared to a national average of 3.5%



Siemens Gamesa Renewable Energy Factory- £310m investment in a wind turbine factory

KCOM have £85m invested in broadband upgrades to FTTP technology, resulting in an average broadband speed of 131.4Mbps (UK average 54.9Mbps)  
"Hull is the fastest broadband city in the UK" - Comparethemarket April 2020





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## AVAILABILITY

The property is available as a whole or we can cater for smaller requirements either on floor by floor or we can split individual floors as per the layout plans. Please feel free to contact us to discuss your requirements in more detail.

### FIRST FLOOR

11,409 sq.ft      1,059 sq.m

### SECOND FLOOR

11,409 sq.ft      1,059 sq.m

### TOTAL

22,828 sq.ft      2,119.8 sq.m



- Flexible Serviced Office Space
- Meeting Rooms
- Virtual Offices
- Coworking

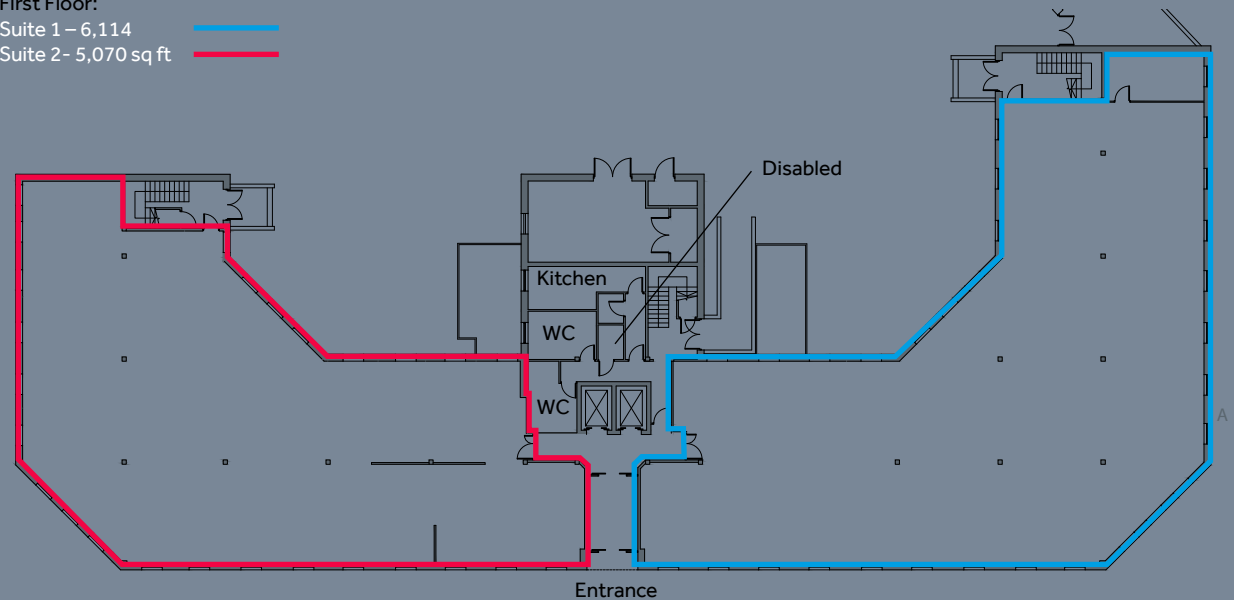
Now open at Cherry Tree Court

## LAYOUT PLANS & POTENTIAL SMALLER SUITES

First Floor:

Suite 1 – 6,114

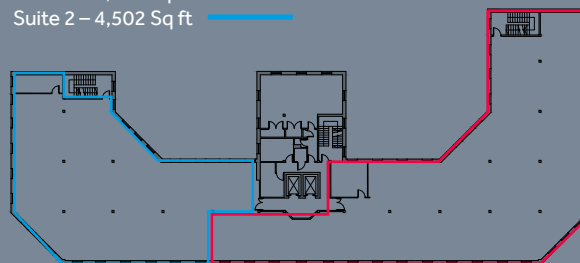
Suite 2 – 5,070 sq ft



First Floor:

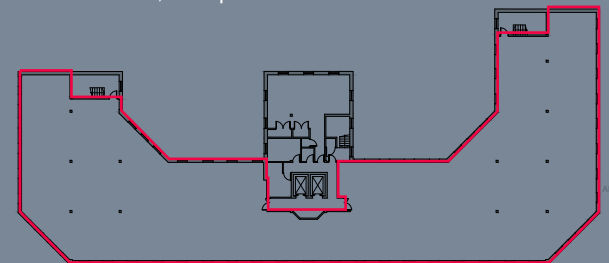
Suite 1 – 6,924 sq ft

Suite 2 – 4,502 Sq ft



Second Floor:

Whole floor 11,409 sq.ft





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## INFORMATION

### TERMS

The property is available as a whole on a FRI lease or on a IRI lease on a suite by suite basis.

### SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

### VAT

VAT is charged on the rent and service charges.

### EPC

To be confirmed following refurbishment.

## CONTACT DETAILS



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MANAGEMENT

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