

CHERRY TREE
COURT

TO LET

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

Cherry Tree Court, Ferensway,
Hull, East Yorkshire HU2 8NH



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 undergone an impressive £2.5 million refurbishment, resulting in the incorporation of a brand new reception area with meeting rooms on the ground floor. Additionally, the ground floor now features renovated WC's and shower facilities, along with breakout areas and kitchenettes. Importantly, all tenants will have access to and can utilize these facilities.



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



New carpet throughout



Raised Access Floors



LED lighting



Air-con system



Shower facilities



46 car parking spaces
1:768 sq.ft





LOCATION

Cherry Tree Court is situated in a very prominent position on the west side of Ferensway, 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





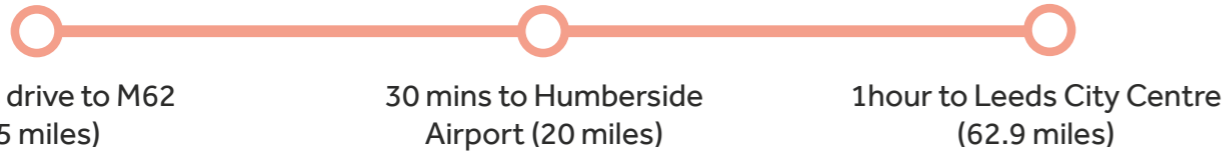
Cherry Tree Court is close to the City Centre and Transport hubs.

WALK



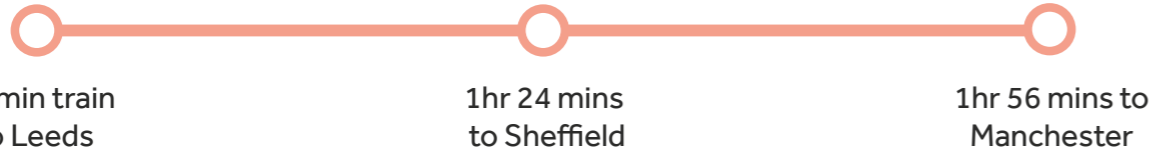
(St. Stephen's Shopping centre includes: Tesco Extra, Caffe Nero, Zizzi, Wok & Go, Prezzo, Reel Cinema, Adventure Golf) and the Prospect Centre (Belong by Game, Iceland, Pep&co, Poundland, Post Office).

DRIVE



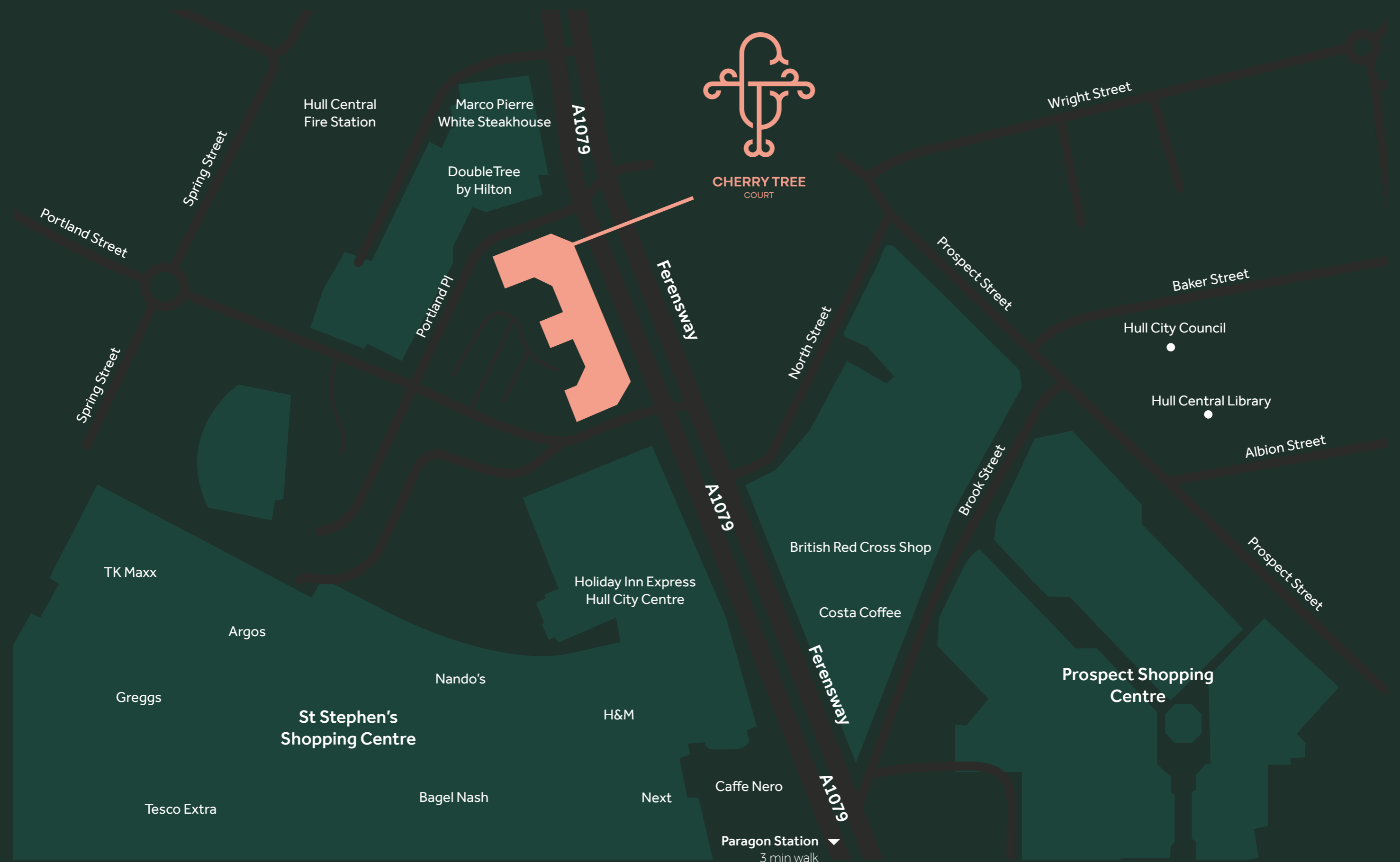
1hr drive to Sheffield (65.9 miles), Leeds (62.9 miles) and York (47.1 miles)

TRAIN





CHERRY TREE
COURT



Hull Central
Fire Station

Marco Pierre
White Steakhouse

DoubleTree
by Hilton

A1079

Wright Street

Portland Street

Spring Street

Portland Pl

Ferensway

North Street

Prospect Street

Baker Street

Hull City Council

Hull Central Library

Albion Street

Spring Street

Brook Street

Prospect Street

A1079

British Red Cross Shop

Holiday Inn Express
Hull City Centre

Costa Coffee

TK Maxx

Argos

Nando's

H&M

Prospect Shopping
Centre

Greggs

St Stephen's
Shopping Centre

Next

Caffe Nero

Ferensway

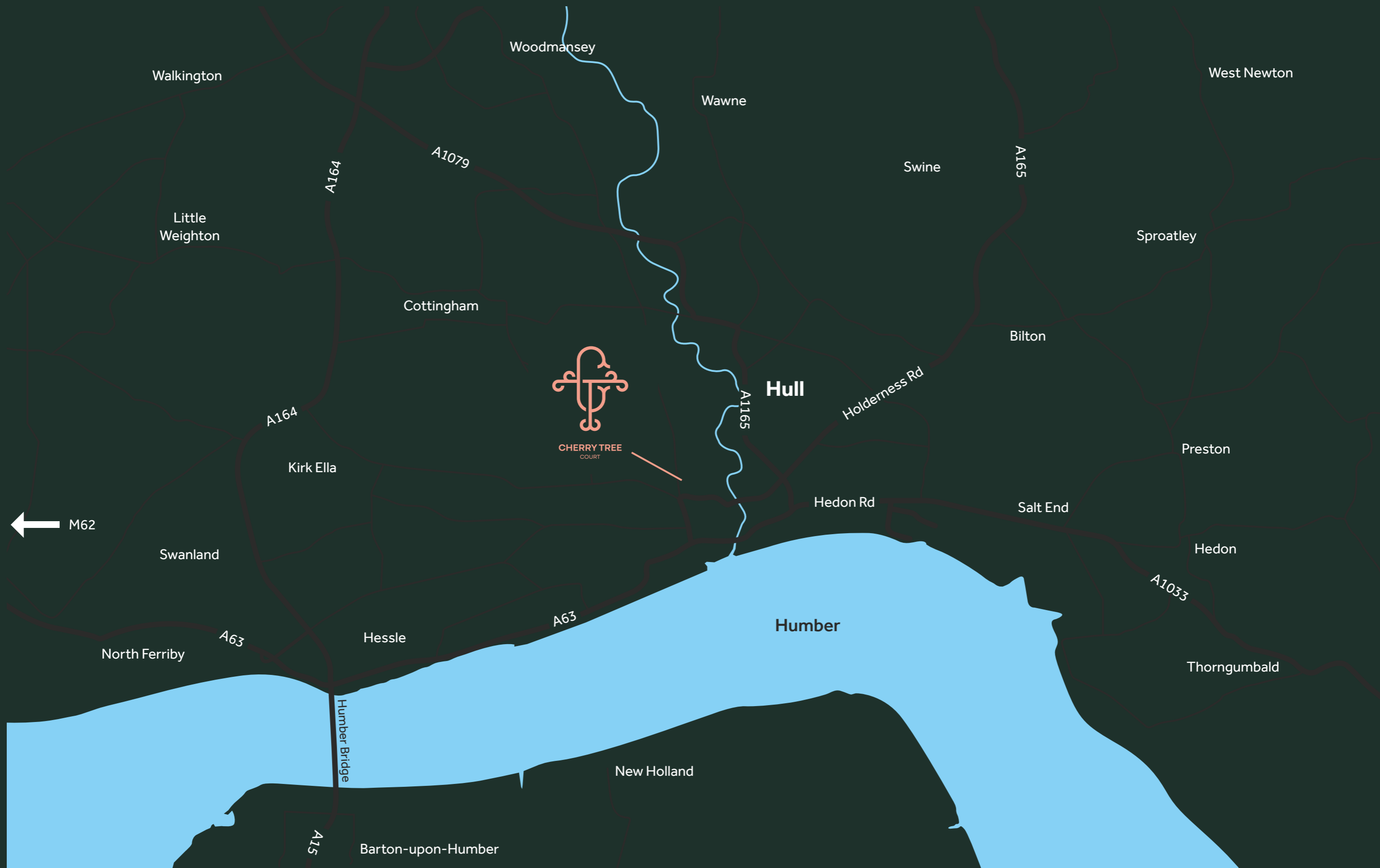
A1079

Paragon Station
3 min walk

Tesco Extra

Bagel Nash







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





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.

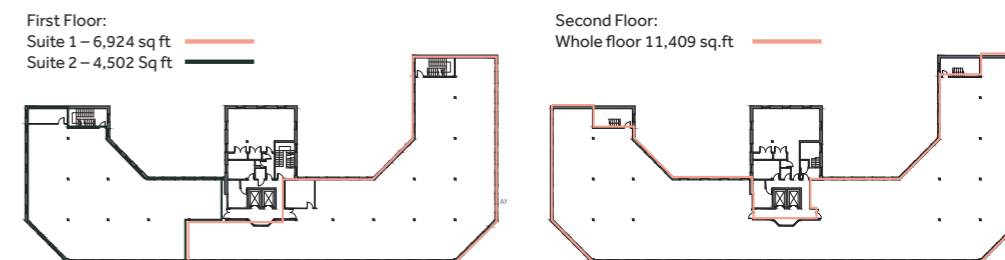
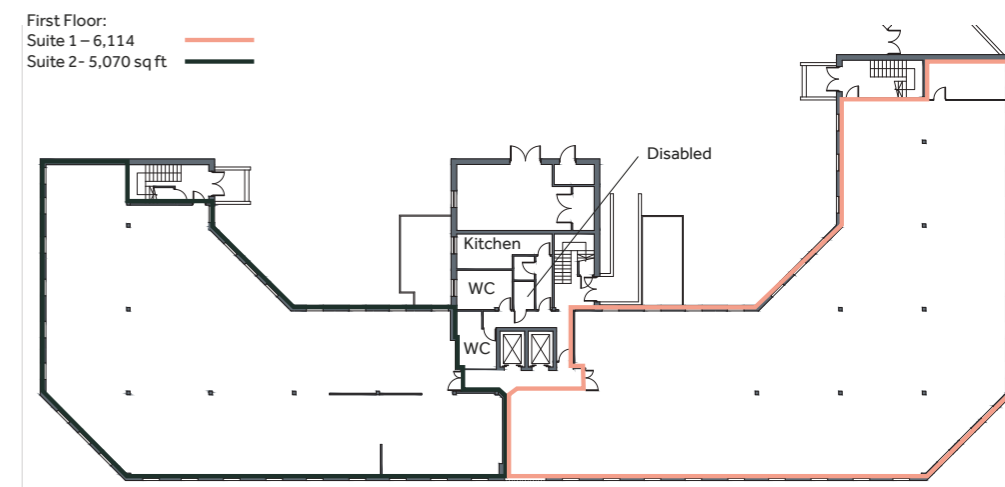
FIRST FLOOR	
11,409 sq.ft	1,059 sq.m
SECOND FLOOR	
11,409 sq.ft	1,059 sq.m
TOTAL	
22,828 sq.ft	2,119.8 sq.m



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



LAYOUT PLANS & POTENTIAL SMALLER SUITES





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.



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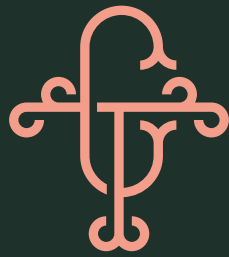


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COURT

Cherry Tree Court, Ferensway, Hull,
East Yorkshire HU2 8LP