

# BLOCK A - PHASE 3 '@thedock'

## FRUIT MARKET - HULL



### Developer:

Watergate Developments Ltd  
Part of the Wykeland Group



### Supported By:



**European Union**

European Regional  
Development Fund



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**Plans, CGIs and further info can be found at the Dropbox link :**

<https://www.dropbox.com/sh/1kksp408hyuh94u/AACkPal48TkTgerxxugofDOZa?dl=0>

## **1.0 - Introduction**

The purpose of this document is to provide a brief for the engagement of a Main Contractor to work with Watergate Developments Limited (a Wykeland Group Company - the Client) to construct on a JCT Design and Build contract a Grade A, BREEAM Very Good office unit known as 'Block A - @thedock'. The contract value will be over £3 million.

The proposed project is to construct Block A, comprising 23,537 sq ft gross internal area, 20,024 sq ft net internal area (Excluding undercroft car park of 7,309 sq ft)

Detailed planning permission has been granted for the whole of phase 3. (Planning ref 18/01412/full).

The buildings will be of high quality with an iconic design to complement the existing buildings on the development as well as its wider context set within the Old Town Conservation area and in close proximity to Sir Terry Farrell's 'The Deep' aquarium building.



The site for Phase 3 Block A (shown edged in red above) is located within the Fruit Market regeneration district and is situated adjacent to the original Phase 1 and 2.

The Harris Partnership based in Wakefield won the tender to produce the design for the final phase.

Below is a CGI showing the main corner at Humber and Queen Street which will be a key entrance point to the development. Block A is the building on the right.



Block A comprises of the following;

	<b>GIA (m<sup>2</sup>)</b>	<b>GIA (ft<sup>2</sup>)</b>	<b>NIA (m<sup>2</sup>)</b>	<b>NIA (ft<sup>2</sup>)</b>
<b>Ground Floor</b>	201	2161	94	1008
<b>First Floor</b>	993	10688	883	9508
<b>Second Floor</b>	993	10688	883	9508

+ Undercroft car park 679m<sup>2</sup> (7309ft<sup>2</sup>)

## **2.0 - The Client**

The Client is a wholly owned subsidiary of the Wykeland Group Limited ([www.wykeland.co.uk](http://www.wykeland.co.uk)) who are a leading Developer and Investor working extensively throughout Yorkshire and the Humber on commercial, industrial, retail and leisure projects.

The project is part funded by the Humber Local Enterprise Partnership and the European Regional Development Fund.

## **3.0 - The Site**

The whole site is approximately 0.46 acres as shown on the attached plan marked in red – (refer to Appendix A), also attached is the Ordnance Survey Site Plan (Appendix B). Block A fronts onto Queen Street and Humber Street respectively within the Fruit Market area of Hull.

The Site is part of a wider detailed Planning Decision Notice – Ref – 13/00684/FULL. (Refer to Appendix C which also contains a CGI of the proposed scheme) to which changes will be required to incorporate under croft parking within the footprint of the building.



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#### **4.0 - What is required from interested parties**

Please send your expression of interest to Tom Watson – [taw@wykeland.co.uk](mailto:taw@wykeland.co.uk) and Stephen Hudson – [sph@wykeland.co.uk](mailto:sph@wykeland.co.uk) copying in the project manager Daniel Bower – [Daniel.bower@lhlgroup.co.uk](mailto:Daniel.bower@lhlgroup.co.uk)

Please include:

1. Copy of details of similar experience within the last 2 years.
2. Experience of working under the JCT Design and Build contract
3. Details of insurance cover including certificates
4. Confirmation that you have sufficient resource and intention to provide a tender return

#### **5.0 - How will the successful candidate be chosen**

Candidates will be shortlisted using the above information, it is anticipated that the final tender will be issued to 5 companies.



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