

BLOCK B1 - PHASE 4 '@thedock'
HUMBER STREET, FRUIT MARKET
HULL, HU1 1UU



Developer:

Watergate Developments Ltd
Part of the Wykeland Group



Supported By:



European Union
European Regional
Development Fund

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Further info can be found at the Dropbox link :

https://www.dropbox.com/sh/c76ewf9yz2j80pu/AACMVmnSiGgdRyW8u_oHcznRa?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 B1 - @thedock'. The contract value is expected to be circa £2.5-3 million.

The proposed project is to construct Block B1, comprising 12,991 sq ft gross internal area, 11,043 sq ft net internal area (Excluding undercroft car park of 5,134 sq ft)

Detailed planning permission has already been granted. (Planning ref18/01412/full).

The building, a sister building to Block A completed in 2021, 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 4 Block B1 (shown edged in yellow above) is located within the Fruit Market regeneration district and is situated adjacent to the original Phase 1, 2 and 3.

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 B1 is the building on the left.



Block B1 comprises of the following:

	GIA (m²)	GIA (ft²)	NIA (m²)	NIA (ft²)
Ground Floor	49	527	0	0
First Floor	579	6232	513	5522
Second Floor	579	6232	513	5522

+ Undercroft car park 476m² (5,134 ft²)

2.0 - The Client

The Client, Watergate Developments Limited, is a wholly owned subsidiary of the Wykeland Group Limited (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 European Regional Development Fund.

3.0 - The Site

The whole site is approximately 712sq.m/0.18 acres as shown on the attached plan marked in red – (refer to Appendix A). Block B1 fronts onto Humber Street within the Fruit Market area of Hull.



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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 and Tom Cannon – tgc@wykeland.co.uk copying in the project manager Daniel Bower – 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.

