



A Development by
Wykeland

To Let New Grade A Energy Efficient Net Zero (EPC A+) Office space in Hull

@TheDock
Digital Tech Campus
Part of the vibrant
Fruit Market



@TheDock

[C4DI]

Building 3 @TheDock, Fruit Market, Hull, HU1 1UU

Offices up to 11,044 sq ft

Prominent waterside location

Final phase of the @TheDock Tech Campus

Available Summer 2023





@TheDock

Specification

Net Zero (EPC A+)

BREEAM Very Good

Green Roof

PV Panels

EV Charging Points

Secure Bike Stores



@TheDock is a major regeneration scheme in Hull's Fruit Market, adjacent to the historic Central Dry Dock which is now an outdoor amphitheatre.

The development offers 85,000 sq ft of office space in a range of sizes to suit every business, from start-ups to major corporates.



Location

This high quality Grade A office building will front Humber Street in the heart of the @TheDock digital technology hub within Hull's vibrant Fruit Market.

Description

The final phase of the @TheDock development provides a detached office building with car parking at ground floor level and offices above at the first and second floor. Being a part of the @TheDock tech campus gives accessibility to hire the new media suite in Building 4 and the boardroom in C4DI.

Central to the scheme is Café Nibble serving from 7.30am and offering catering services, Next Door by Nibble, Bert's Pizza, bike stores, plaza space with seating and grassed public open space.

An ampitheatre built within the confines of a listed dry dock forms part of the development providing a public realm area and superb performing arts space.

Accommodation

The accomodation measured on a Net Internal Area basis will approximately comprise of:

Building 3

Ground Floor	Car parking
First Floor	5,520 sq ft
Second Floor	5,524 sq ft
Total Floor	11,044 sq ft

Terms

The building is offered for rental and further details on the terms are available from the agents or the developer.

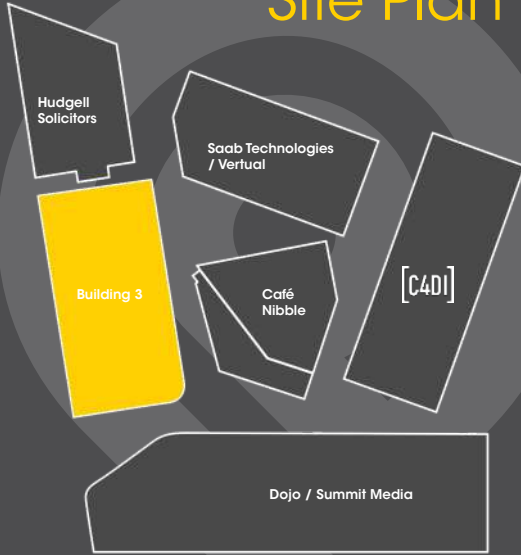
Viewings

All viewings are strictly by appointment, arranged through the sole agents or developer.

VAT

VAT will be charged on all payments.

Site Plan



Floor Plans



Ground Floor

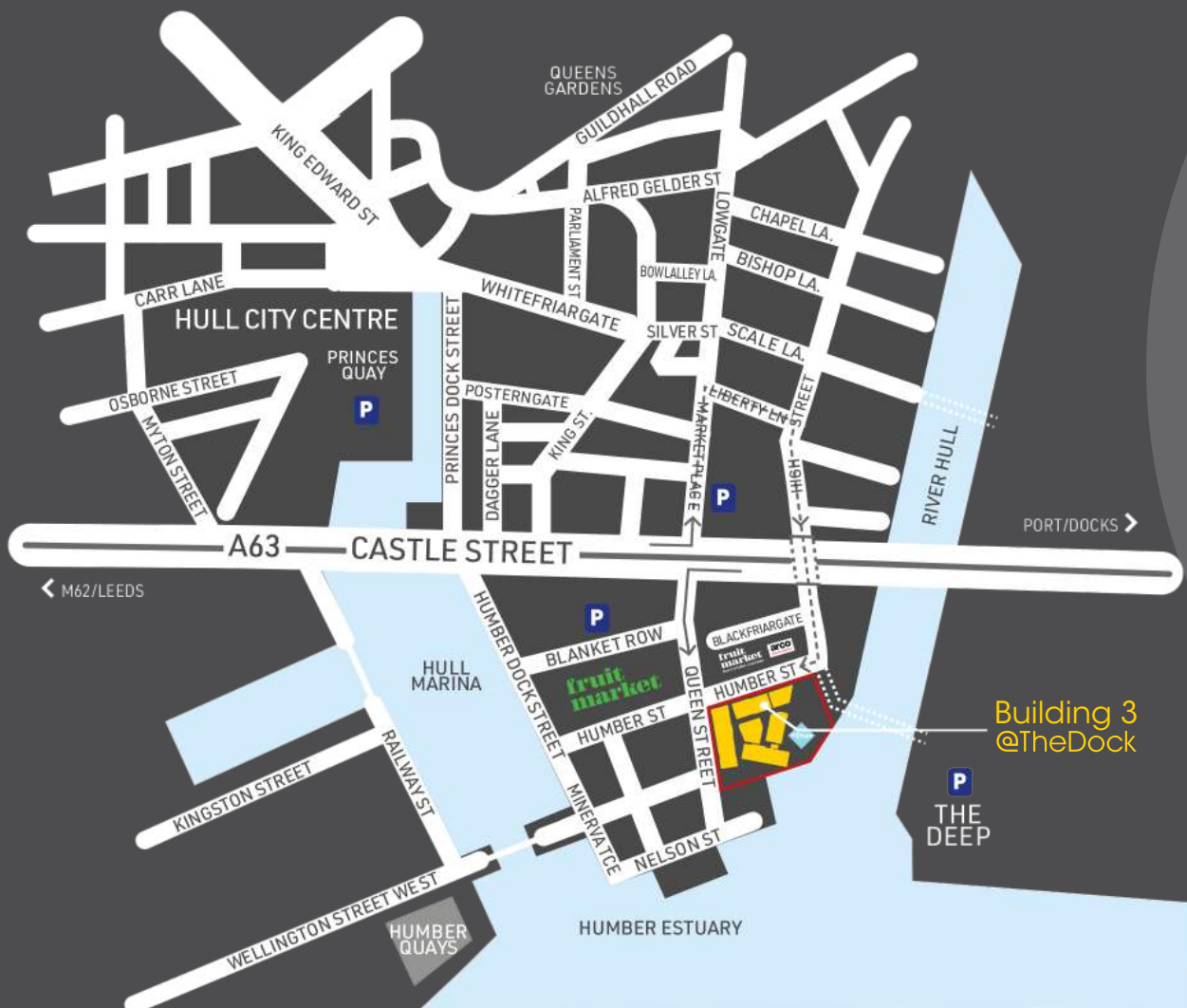


First/Second Floor





@TheDock



@TheDock
Fruit Market
Hull HU1 1UU
@TheDockHull

Enquiries

Agent

Nick Pearce/Ben Cooper
01482 648888
nick.pearce@pph-commercial.co.uk
ben.cooper@pph-commercial.co.uk
www.pph-commercial.co.uk



Developer

Wykeland Group
John Gouldthorp
01482 320968
jcg@wykeland.co.uk
www.wykeland.co.uk



Regeneration for the
next generation

Support by



European Union
European Regional
Development Fund

