



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 from 2,575 sq.ft to 11,000 sq.ft

Prominent waterside location

Final phase of the @TheDock Tech Campus

Available Now





Specification

Net Zero (EPC A+)

BREEAM Very Good

Green Roof & Wall

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.

[C4DI] is the UK's largest privately funded technology incubator, helping tech companies grow and traditional businesses innovate. Unique to C4DI's model is the way in which traditional business is brought together with fast tech startups and scaleups through its custom innovation programmes and startup incubation.

This gives the traditional business access to skills and expertise it never knew it needed, and give tech companies unrivalled supply chain and mentor access.

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 amphitheatre 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 accommodation measured on a Net Internal Area basis will approximately comprise of:

Building 3

Ground Floor	Car parking
First Floor	5,500 sq ft
Second Floor	5,500 sq ft
Total Floor	11,000 sq ft

Terms

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

VAT

VAT will be charged on all payments.

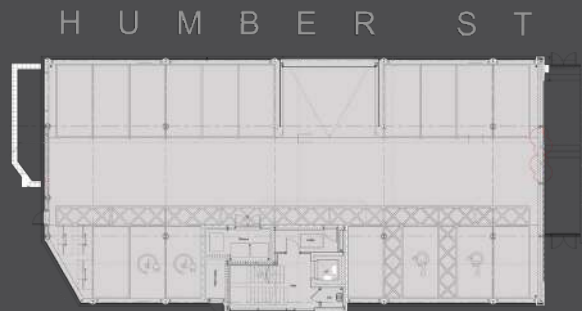
Viewings

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

Site Plan



Floor Plans



Ground Floor

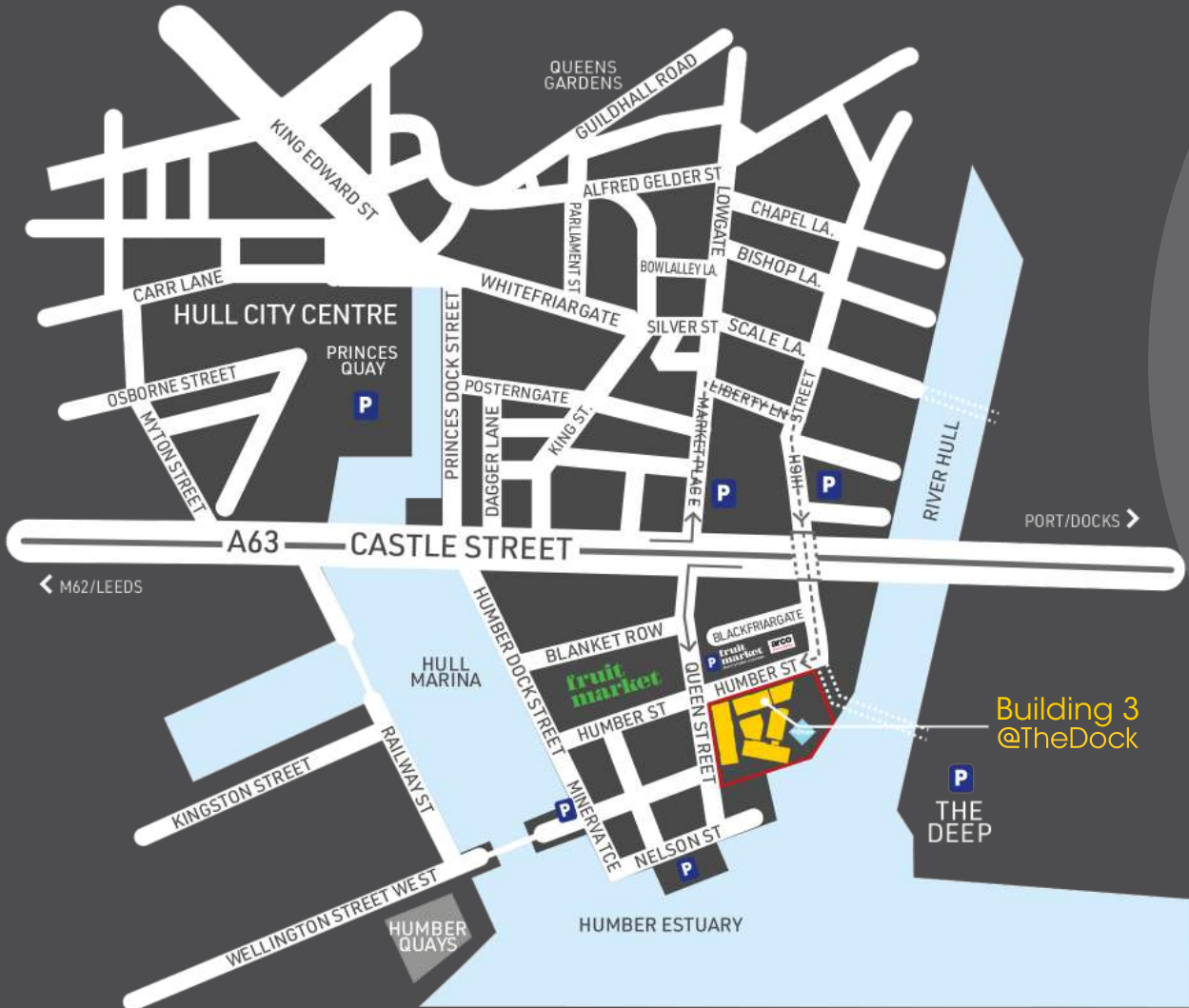


First/Second Floor





@TheDock



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Enquiries

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