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Marina Court, Castle Street  
Hull, East Yorkshire, HU1 1TJ

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# MARINA COURT

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High profile offices  
in a stunning  
waterfront location

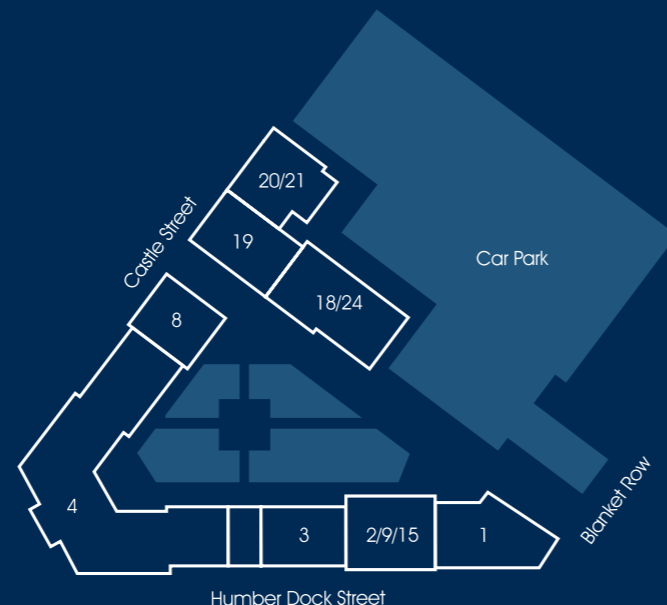
 A Wykeland Development 



# Offices To Let

## MARINA COURT

Marina Court is one of Hull's premier office locations, with 40,000 sq ft in total and 131 car parking spaces, all built around an attractive courtyard design.



The offices, which overlook Hull Marina, have been substantially refurbished including new windows and doors throughout. They include suspended ceilings with lighting, gas fired central heating, carpets and kitchen facilities as standard. The offices boast a very prominent frontage to Castle Street and offer a wide variety of business and professional users quality office space and private car parking in a very central and easily accessible location.

### Kingston upon Hull

The historic city of Kingston upon Hull has seen major investment in its central core over the last 10 years, with particular emphasis around the new waterfront business and international trade quarter focused around Hull's iconic Marina.

With a population of over 250,000 people, Hull is understood to be the eighth largest City in the country and is an area of immense business opportunity

In the past few years over £1 billion's worth of investment has occurred within the City Centre alone and the area has a wide selection of household names as well as being a thriving port.

### Location

Marina Court is situated in a highly prominent position adjacent to the A63, which is the main arterial route through the City going both east to the coast and west to the M62 and the national motorway network. This office complex overlooks Hull's impressive Marina as well as being adjacent to Humber Quays and also the Princes Quay Shopping Centre. Easily accessible and within walking distance of the City's central transport hub and main shopping facilities as well as the Magistrates and Crown Court, the complex is a perfect location for central office users.



### Accommodation

The office suites range in size and all have private secure car parking. Please see separate availability schedule for precise details.

### Rent

Available on application from the Agent

### Lease Term

By negotiation.

### Repairs and Insurance

The Tenant will be responsible for the maintenance of the interior of the office and reimbursement to the Landlord of a proportion of the property Insurance.

### Service charge

The tenant will be responsible for the payment of a fair proportion of the landlords expenses in respect of the common areas of the building including car parking and landscaping areas.

### Rates

The Tenant will be responsible for the payment of rates. Each office suite is separately assessed for rating purposes and details are available from the agent.

### VAT

The property is registered for VAT and this will be charged on all payments made to the landlord at the rate prevailing at the time.

# MARINA COURT



MARINA COURT



## Enquiries

Nick Pearce  
 DDI: 01482 626900  
[nick.pearce@pph-commercial.co.uk](mailto:nick.pearce@pph-commercial.co.uk)  
 Ben Cooper  
 DDI: 01482 626912  
[ben.cooper@pph-commercial.co.uk](mailto:ben.cooper@pph-commercial.co.uk)

PPH Commercial  
 Hesslewood Estate  
 Ferriby Road  
 Hessle HU13 0LG  
 Call: 01482 648888  
[www.pph-commercial.co.uk](http://www.pph-commercial.co.uk)



Wykeland is a Hull-based property development and investment company with a 2m sqft property portfolio, the majority of which is in the Humber Region, and all of which is managed by a dedicated in-house team. The firm has a number prestigious development sites and an enviable track record in delivering flexible property solutions for businesses of all sizes.

01482 320968  
[www.wykeland.co.uk](http://www.wykeland.co.uk)  
[enquiries@wykeland.co.uk](mailto:enquiries@wykeland.co.uk)

[www.marinacourthull.co.uk](http://www.marinacourthull.co.uk)

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