



# First Floor, Building 1, C4DI, The Fruit Market, Hull, HU1 1TG

Offices To Let From 185.8 sq m (2,000 sq ft)

Available Fully Furnished



## Location

This high quality Grade A office building is located at the junction of Queen Street and Humber Street in the heart of the @TheDock digital technology hub within Hull's vibrant Fruit Market.



## Description

Building 1 @TheDock sits in the centre of the C4DI development and therefore benefits from everything this area has to offer.

Bert's Pizzeria is situated on the ground floor of the building. Café Nibble is located on the campus nearby and 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.

The building is just a short walk from the Humber Street, which offers further retail and leisure facilities.

The available suite is on the first floor and has been extensively fitted out and can be offered on either a furnished or unfurnished basis. The space is available for immediate occupation.

## Summary

- Quality Grade A offices
- Available on a fully furnished basis
- Flexible terms available
- Part of the C4DI campus
- Located within the heart of the Fruit Market

## Accommodation

The accommodation measured on a Net Internal Area basis briefly comprises:

	Sq m	Sq ft
Suite 1	185.8	2,000
Suite 2	185.8	2,000
<b>Total</b>	<b>371.6</b>	<b>4,000</b>

## Terms

The property is available to let on the following terms and conditions.

## Rent

Details on the rental is available from the agents

## Lease Term

Flexible lease terms may be available.

## VAT

VAT will be charged on all payments.

## Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises, together with the reimbursement of the buildings insurance premium.

## Business Rates

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property has a rateable value of £28,500. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

## Service Charge

A Building and Estate Service Charge will be levied to cover the shared common areas of the building and external landscaped areas.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

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## Contacts

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