Offices

Ground Floor, Cherry Court, 36 Ferensway, Hull, HU2 8LP

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To Let

- High Profile Modern Offices
- 1064.3 sq m (11,456 sq ft) in all (may divide)
- Located close to Hull's main Bus and Railway Interchange
- Mixture of Private and General Office Space
- Well fitted out including raised floors and air conditioning
- Excellent Private Car Park to Rear
- Early Availability

The Hesslewood Estate | Ferriby Road | Hessle | Hull | HU13 0LG
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Chartered Surveyors & Commercial Property Consultants

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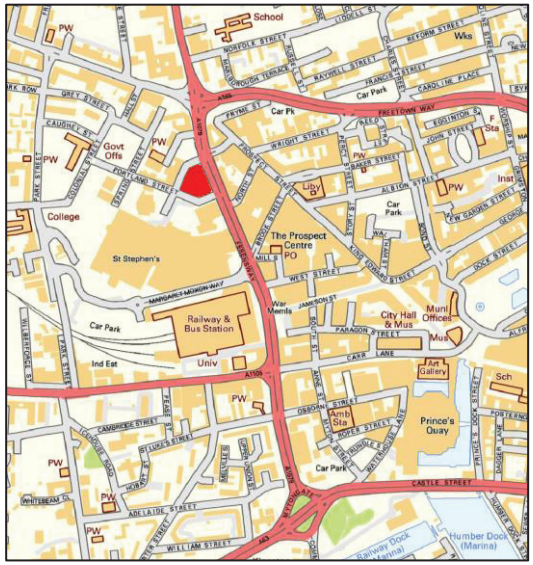
Location
Cherry Court is situated in a very prominent position on the west side of Ferensway on the corner of its junction with Portland Street, in the heart of the Hull city centre .

Located close to Hull's main bus and railway station, the building is also adjacent to the St. Stephen's retail and leisure complex.

The building is ideally located in a very convenient central area, allowing access to all the extensive range of business, shopping and leisure facilities offered within the city centre



Description
Cherry Court comprises a purpose built detached three storey office building, with an extensive private car park to the rear.

The complex provides offices arranged over three floors which are lift served from a central main entrance fronting onto Ferensway.

The accommodation currently available comprises the entire ground floor arranged in two wings and providing a range of modern general and private office space.

The offices have suspended ceilings, a floor to ceiling height of 2.72 m, fitted lighting, raised access floors, are centrally heated and have the added benefit of air conditioning.
Externally, the property has excellent secure private car parking to the rear, but there is also ample contract car parking close by.

Accommodation
Offices

Ground Floor	1064.3 sq m (11,456 sq ft) approx.

Rent
The commencing rental for the offices will be **£7.50 per sq ft** exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

Lease Term
By negotiation.

Rates
The Tenant will be responsible for the payment of rates. The offices will require reassessing for rating purposes, but further details are available from the agents.

Repairs and Insurance
The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable there to.

Service Charge
The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property including the car park, and also to cover the internal repairs and maintenance of the common areas and management of the same. The service charge we are advised is levied pro rata to floor area occupied and further details are available from the Agents.

VAT
We are awaiting confirmation from the owners that the property is registered for VAT but should this be the case, this will be charged on all payments made to the Landlord.

Energy Performance Certificate
An EPC is available for inspection. The property has an EPC rating of …….

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction and any Stamp Duty payable thereon.

Date: **May 2014**
File Ref: **9660HO**

EGi Deals Winner 2013

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For further information and viewing
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