

# Serviced Office Space UK

## Hull HU2 8LP



The space 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. A 3 minute walk to both St. Stephen's shopping centre and Hull Paragon Interchange Train Station and a 20 minute drive to the M62

This office space 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 with a central main entrance fronting onto Ferensway. The property will be refurbished to incorporate a brand new reception area with meeting rooms on the ground floor. Each floor will include refurbished WC & shower facilities along with breakout/kitchenette space. Up to 35,319 Sq.ft of refurbished offices, The property is available as a whole or we can cater for smaller requirements either by floor by floor or we can split individual floors as per the layout plans This well located space will be available from June 2021, the office will be fully refurbished to the below specification. - New Carpet Throughout - LED Lighting - Cycle Storage - Brand New VRF air-con system - Exposed Ceiling - Ultra-fast broadband with average download speeds of 131.4 mbps - 46 car parking spaces

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	First Hull Trains
<b>Road Link</b>	N/A
<b>Airport</b>	Minibus 8

### Leased Spaces

- **Price** : Â£1 pcm
- **Min Price** : Â£1 pcm
- **Min Size** : 1 sq ft
- **Max Size** : 441 sq ft
- **Total Size** : 35319 sq ft