CHERRY TREE
COURT





Central.
Modern.
Connected.

TO LET — Up to 22,828 sq.ft of refurbished offices

Cherry Tree Court, Ferensway, Hull, East Yorkshire HU2 8NH

FI™ PROPERTY GROUP

Purpose-built offices in the heart of Hull

Cherry Tree Court has undergone an impressive transformation, delivering a modern, fully equipped workspace.



- £2.5 million refurbishment
- Ample parking
- City centre location
- Shower facilities
- Cycle storage
- Reception facility



Well located and connected



Cherry Tree Court sits on Ferensway, one of Hull's main roads into the city centre. Hull Paragon Interchange, the city's combined bus and rail terminal, is directly adjacent, and St. Stephen's retail and leisure complex sits next door.

For occupiers, that means strong transport connections, a wide range of amenities, and a lively daytime economy all within easy reach.



Train

57 MINS	1HR 24 MINS	1HR 56 MINS
Leeds	Sheffield	Manchester

Drive

20 MINS	30 MINS	60–75 MINS
M62 (15 miles)	Humberside Airport (20 miles)	York (40 miles) Leeds (60 miles) Sheffield (66 miles)

Stay

30 SECS	2 MINS	3 MINS
DoubleTree by Hilton, Ferensway	Holiday Inn Express, Hull City Centre	Travelodge, Hull Central

Within walking distance

LESS THAN 5 MINS

- Hull Paragon Interchange Train and Bus Station
- St Stephen's Shopping Centre
- Tesco Extra

LESS THAN 10 MINS

- Prospect Shopping Centre
- King Edward Square (prime retail street)
- Hull City Hall

LESS THAN 15 MINS

- Queen's Gardens
- Hull New Theatre
- Comedy Lounge

Availability



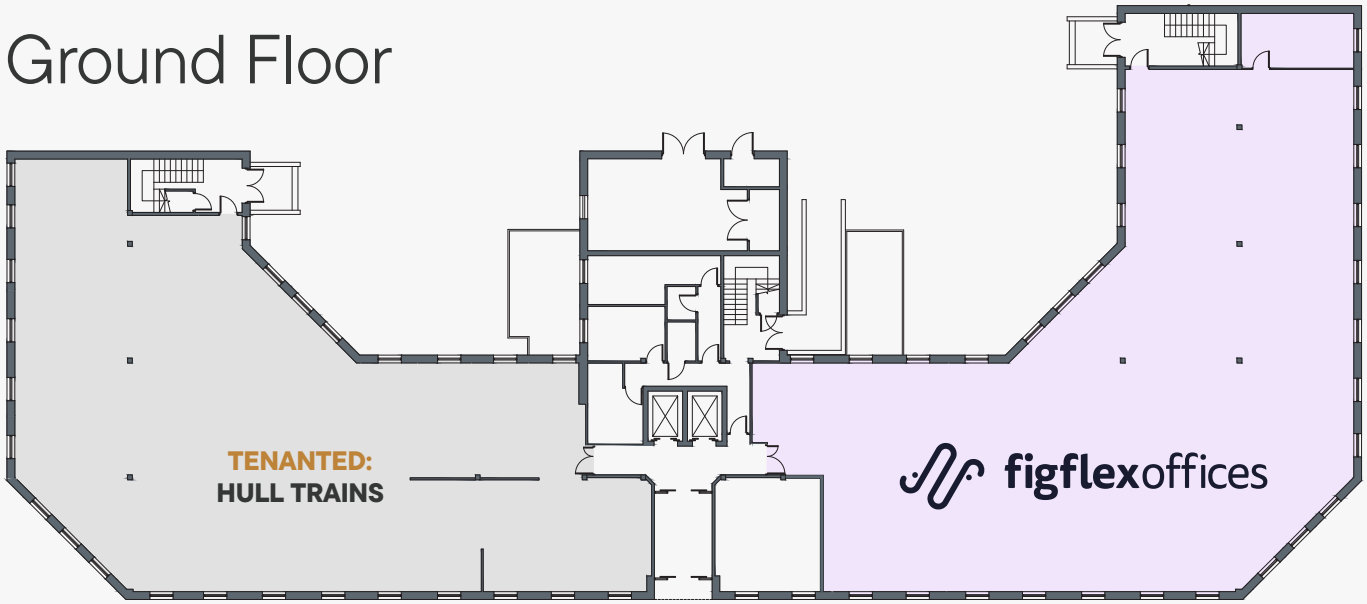


Space is available from approximately 8 to 125 desks across the building, with floors split to suit your requirements.

Cherry Tree Court is also home to FigFlex: our flexible workspace solution offering serviced offices, meeting rooms, coworking and virtual offices, meaning we can accommodate anything from a single desk to a substantial floor plate.

Get in touch to discuss what works for you.

Ground Floor



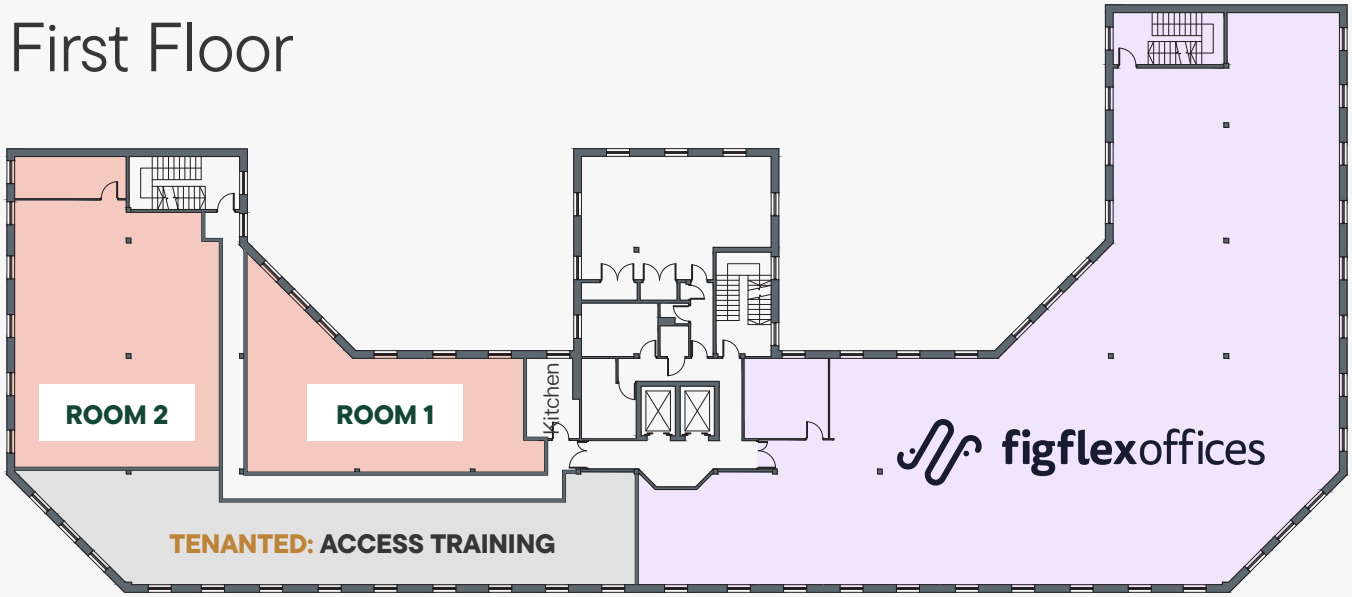
Available Space

Room 1
1075 sq ft (c. 8–18 desks)

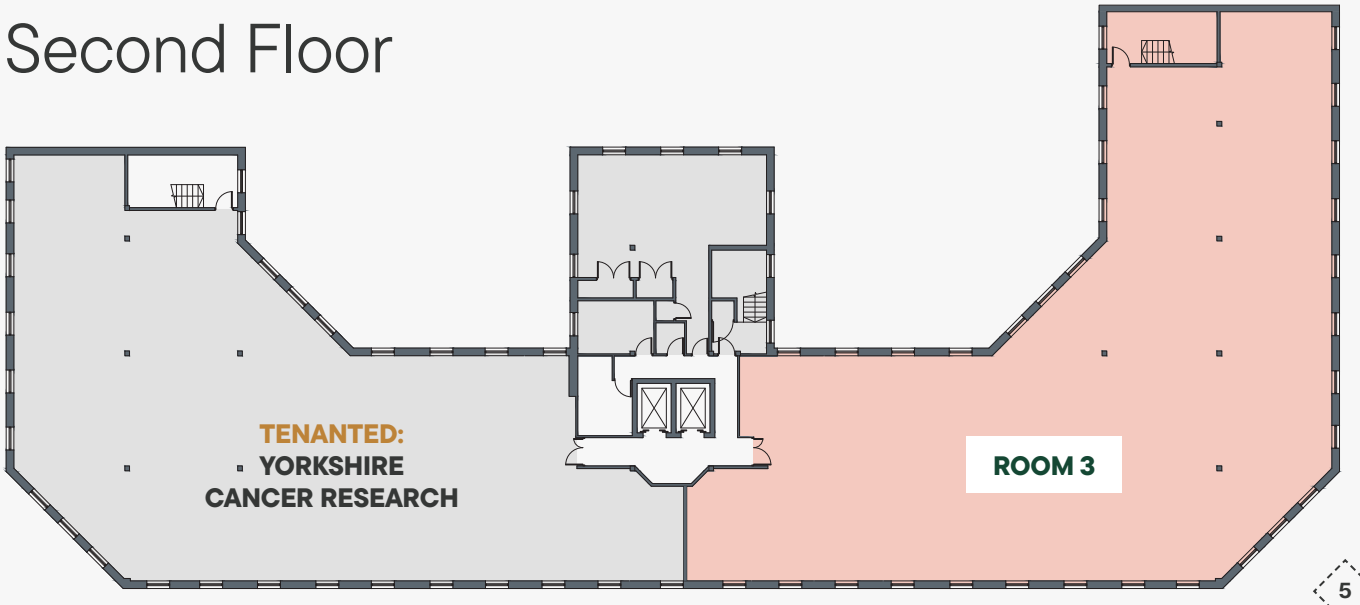
Room 2
1660 sq ft (c. 15–30 desks)

Room 3
6206 sq ft (c. 60-90 desks)

First Floor



Second Floor



Work your way with FigFlex







FigFlex Hull is based across two floors of Cherry Tree Court, offering fully flexible workspace for businesses of every size. From a single desk to 100+ workstations, everything here is set up and ready to go.

Opened in 2021 and expanded in 2024, FigFlex Hull has grown alongside Hull's business community, with more offices, more breakout space and more room to do your best work.

figflexoffices

Serviced offices

Private, fully equipped offices from 1 to 100+ workstations. Flexible terms, no long-term commitment.

Coworking

Hot desks and shared workspace in a professional, productive environment. Drop in when you need it.

Meeting rooms

Two air-conditioned, glass-fronted meeting rooms available to book. Fully equipped and ready when you are.

Virtual offices

A professional Hull city centre address, without the overhead.


CHERRY TREE COURT, HULL
HULL MINSTER
THE DEEP
RIVER HUMBER
ST STEPHEN'S SHOPPING CENTRE
HULL PARAGON INTERCHANGE
(RAIL & BUS STATION)
A63 CASTLE ST

Kingston-Upon-Hull

284,321+

Population of Kingston-Upon-Hull

£75bn

Worth of trade handled by Humber ports each year

£1bn

Green Port Hull investment into renewable energy







20-Year Vision 2025–2045

A long-term strategy to deliver a vibrant, sustainable and commercially attractive city centre.

20+

Major regeneration projects

2,500

New city centre homes planned

2030

Net zero carbon ambition

Investment

£96m

Hull Maritime programme, transforming six city-centre sites

£80m+

Albion Square regeneration creating new public spaces, homes and commercial opportunities

99%+

Gigabit-capable broadband coverage



“Hull is a city on the rise”

CHRIS JACKSON, DIRECTOR FOR REGENERATION AND PARTNERSHIPS, HULL CITY COUNCIL

Grants

Businesses in Hull can access a range of grants subject to availability.

We have a dedicated Business Development Manager to offer guidance and assistance on grants and business support.

Contact us for more information.

Further information

Terms

The property is offered on flexible IRI lease terms on a suite-by-suite basis.

Service Charge

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

VAT

VAT is charged on the rent and service charges.

EPC

EPC Rating: B





Contact details

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Cherry Tree Court
Ferensway, Hull, East Yorkshire HU2 8NH