



**FINAL  
OFFICE**

## **Office Four, The Beacon, Brighton Street, Hull**

# **Office Four**

Gross Internal Area 13,998 sq.ft

Net Internal Area 10,463 sq.ft

**For Sale/May Let**

- A headquarter location
- Grade A premium office building
- One of only four exclusive buildings
- Located at the gateway to Hull on the main route into the city
- Over 45,000 vehicles pass The Beacon each day
- Local amenities for staff located on the doorstep, including shops and a supermarket
- Excellent public transport services for your team
- KFC, Costa, Marston's PLC, Burger King, Radar, City Health Care Partnership, Den Hartogh and Windsor located at The Beacon

**"Space matters  
in so many ways  
and can have  
such a positive  
impact on your  
business."**

Paul Hilary, CHCP



**Horncastle**

# Office Four

Gross Internal Area 13,998 sq.ft

Net Internal Area 10,463 sq.ft

**For Sale/May Let**



Office One, The Beacon



Office One, The Beacon



Interior, Office One, The Beacon



Interior, Office One, The Beacon

After people and products, the third most important component to many businesses is property. Your property sets your image to your customer, the mood and energy of your team, their productive capacity and creativity. In short your building has a very direct impact on your business performance and profitability.

## The Beacon

In Hull and the region there is a very limited supply of grade 'A' office space and the opportunity to build buildings of this standard and quality is rarely possible.

As our national economy grows there are many local businesses with aspirations to expand. The best businesses, businesses that this area vitally needs to create wealth and jobs, need great buildings. This makes the Beacon a very important new headquarter development for the region's economy.

The Beacon provides close proximity to the city centre and fast access to our national motorways, ports and airports. Conveniently situated on the main western route into Hull next to the A63 Clive Sullivan Way, The Beacon has a prominent position that is passed by over 45,000 vehicles each day, giving you the opportunity to run your business in a prime location.

- **West Hull convenience**
- **An environment that will energise and invigorate your people**
- **A place to invest in your team**
- **Ideal for a growing and progressive company**
- **Last one of only four exclusive office buildings**
- **Presents a quality and solid perception of the company to your customers and staff**
- **Office 1 occupied by City Health Care Partnership**
- **Office 2 occupied by Den Hartogh**
- **Office 3 occupied by Rradar**
- **Office 4 AVAILABLE NOW**
- **44 designate car spaces plus use of overflow car park**

When it comes to choosing your next office ask yourself these questions

Is your current office serving you well enough?

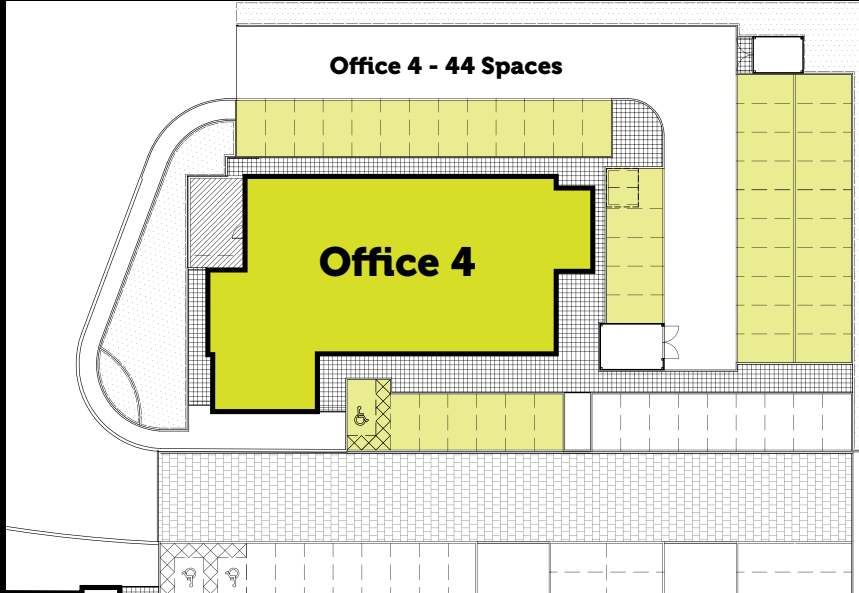
Does your current office energize your people/team/workforce?

Is your company image important, and does your office support that?

Does your current office ensure your team is as productive as they can be?

Is great access important to your staff, visitors and your business profitability?





## Office Four

This building comprises three floors and is served by a central core with both stair and lift access to the upper levels. The gross internal floor areas 13,998 sq.ft and the net floor area is 10,463 sq.ft and the building is capable of horizontal division if required.

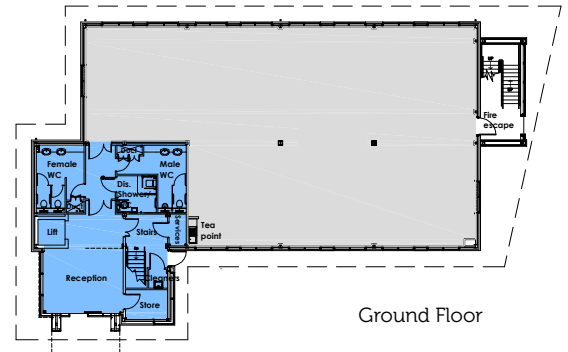
Construction utilises a traditional steel frame combined with hollow block compartment floors and pre cast concrete stairway. External walls comprise high performance windows and lignacite block work. The roof is an insulated standing seam. A fire escape stair is sited on the end of the structure.

Be sure to watch our DVD available at [thebeaconhull.co.uk](http://thebeaconhull.co.uk) to see the quality and value in our offer.

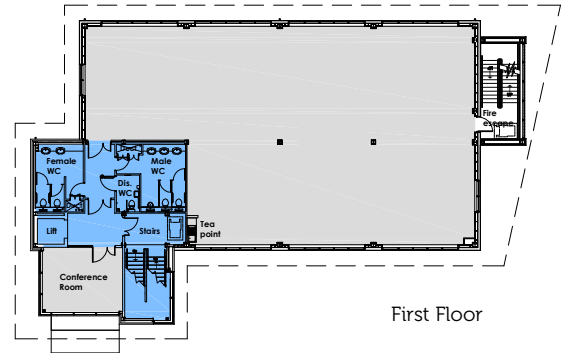
### The Specification includes:

- High quality external finishes
- Soft and hard landscaping
- Dedicated parking
- Highly appointed core
- High speed passenger lift to all floors
- Raised access flooring
- Comfort Cooling
- Lighting to British Standard for Offices regulation 1
- Energy Performance Certified 'A'
- Bream 'Very Good'

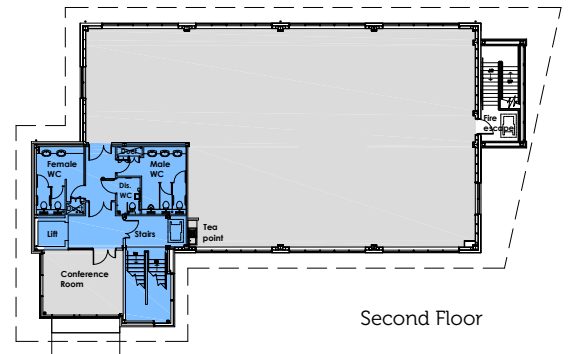
To give maximum local impact wherever possible we have sought to use local suppliers and contractors.



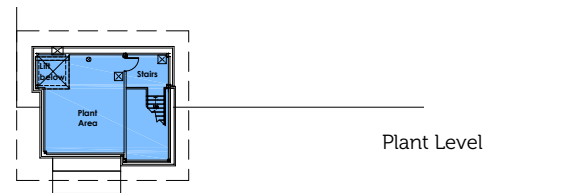
Ground Floor



First Floor



Second Floor



Plant Level

How important is the work environment in your office to your profitability?

Is your current office highly energy efficient or could you save money by moving?

Does your current office provide excellent on site facilities?



# Horncastle

## Location

Some 45,000 vehicles use the A63 Clive Sullivan Way each day and pass The Beacon. The high profile site is situated only 1 mile west of Hull City Centre and is just minutes away from St Andrew's Quay retail park, Asda Superstore and amenities on the nearby Hessle Road.

The Beacon offers a well-connected location with easy access to the local traffic network, M62 and wider motorway network, making it accessible and convenient for employees, suppliers and visitors.

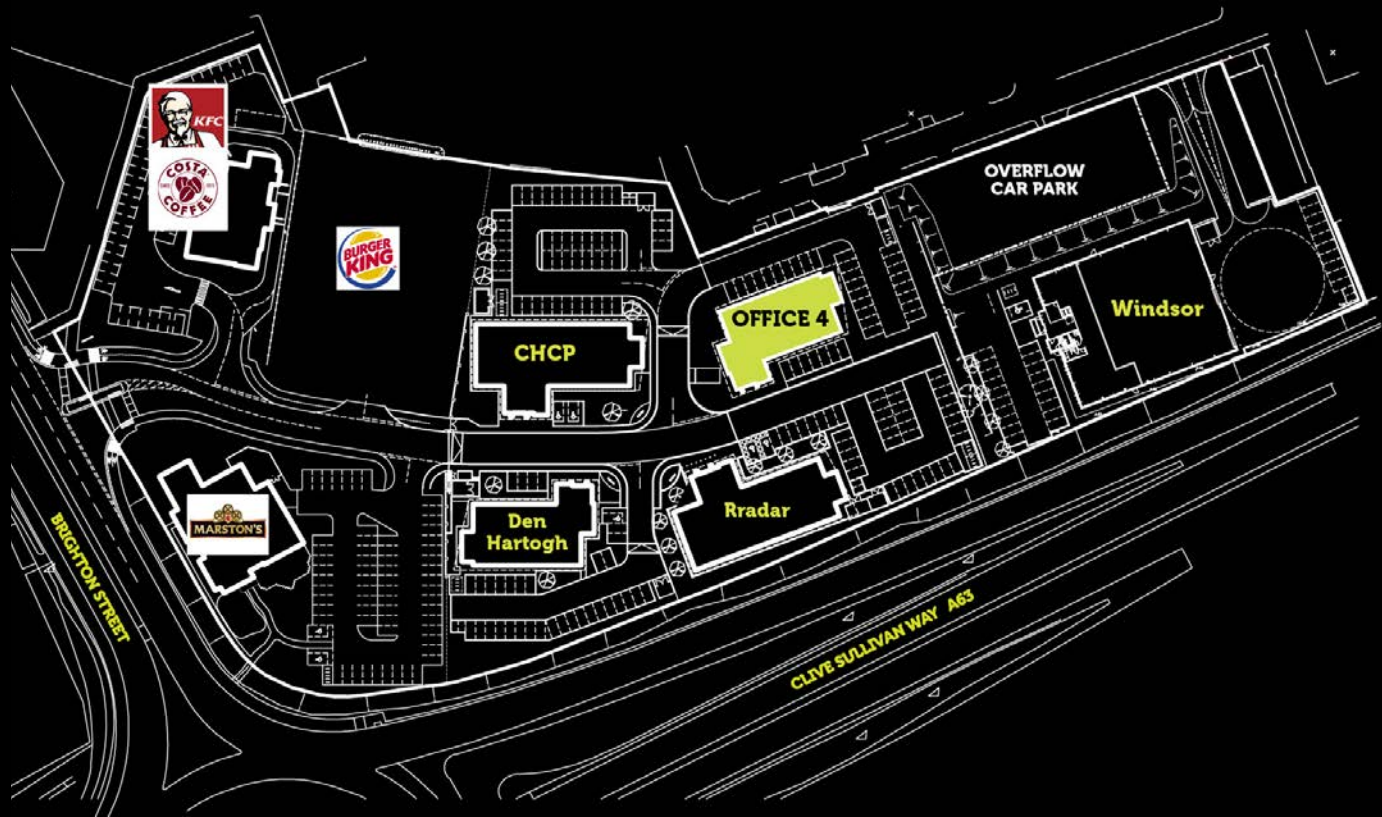
## Terms

The building is available for freehold purchase at a price of £1,750,000 plus VAT. Alternatively the whole building may be available on a lease. Call us to discuss a deal to suit your business.

## Services

All mains services are connected.

## Site Plan



## Contact

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## Enquiries to



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## Supported by



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