

MONOCLE

184 FERENS WAY • HULL • HU1 3UT

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ON-SITE COFFEE HOUSE
& LIFESTYLE STORE

BUSINESS LOUNGE

CCTV / HIGH SECURITY

EXCELLENT TRANSPORT LINKS

HEAT & COOL SYSTEM
THROUGHOUT

DESIGNER BATHROOMS

SECURE CYCLE STORAGE
& SHOWER ROOMS

Welcome to MONOCLE. A landmark six storey building in Hull City Centre housing a variety of spaces, from large HQ offices to creative studios, meeting rooms & lounges.

This prominently placed building neighbours Hull Interchange and St Stephens Shopping Centre.



A development by **ALLENBY**
COMMERCIAL



LOCATION



1 MIN WALK TO HULL INTERCHANGE



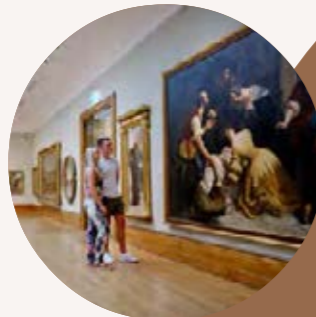
MONOCLE PRIVATE CAR PARK WITH 82 SPACES 4 MINS WALK AWAY



10 MIN WALK TO HULL MARINA



25 MILE DRIVE TO HUMBERSIDE AIRPORT



MONOCLE

Ideally situated in the heart of Hull's bustling city centre, MONOCLE has excellent transport links and is surrounded by a wealth of key amenities including multi-storey parking, bars, cinemas, restaurants as well as the city's flagship shopping centre, St Stephen's.



FLOORPLANS

VARIOUS CONFIGURATIONS AVAILABLE SUCH AS FULL FLOOR, SPLIT FLOOR & MANAGED OFFICE

- GROUND FLOOR 695.8 M2 / 7,490 SQFT
- FIRST FLOOR 800.8 M2 / 8,620 SQFT
- SECOND FLOOR 767.3 M2 / 8,259 SQFT
- THIRD FLOOR 730.6 M2 / 7,864 SQFT
- FOURTH FLOOR 735.9 M2 / 7,921 SQFT
- FIFTH FLOOR 681.7 M2 / 7,337 SQFT
- HALF FLOOR 325 M2 / 3,500 SQFT
- STUDIOS FROM 2 PERSON TO 20 PERSON

TURNKEY PACKAGES AVAILABLE

- Quality furniture & fittings
- Assembled by professionals
- Designed for functionality & aesthetics
- Stress-free move
- Minimal disturbance to staff

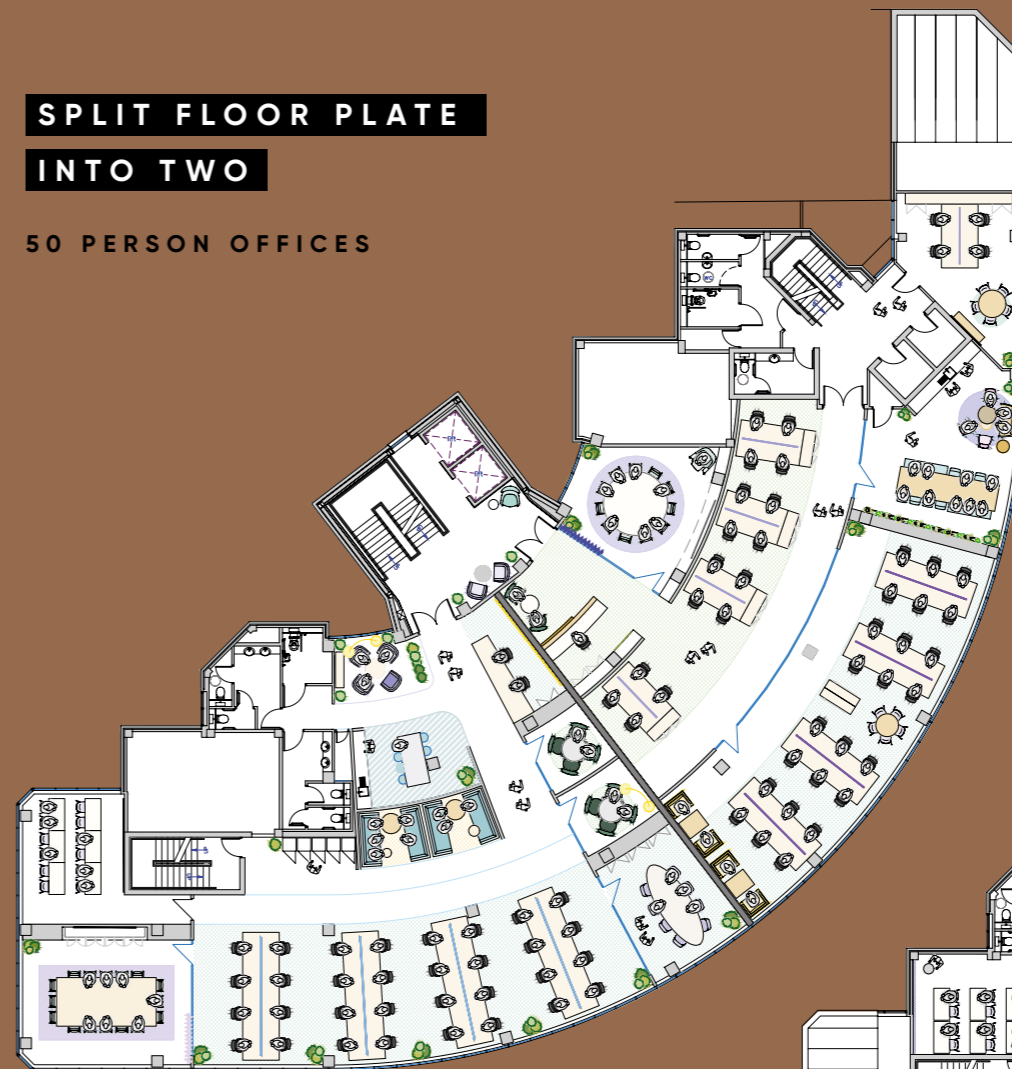
MANAGED OFFICE SPACES PLAN

FROM 2 PERSON TO 20 PERSON STUDIOS



SPLIT FLOOR PLATE INTO TWO

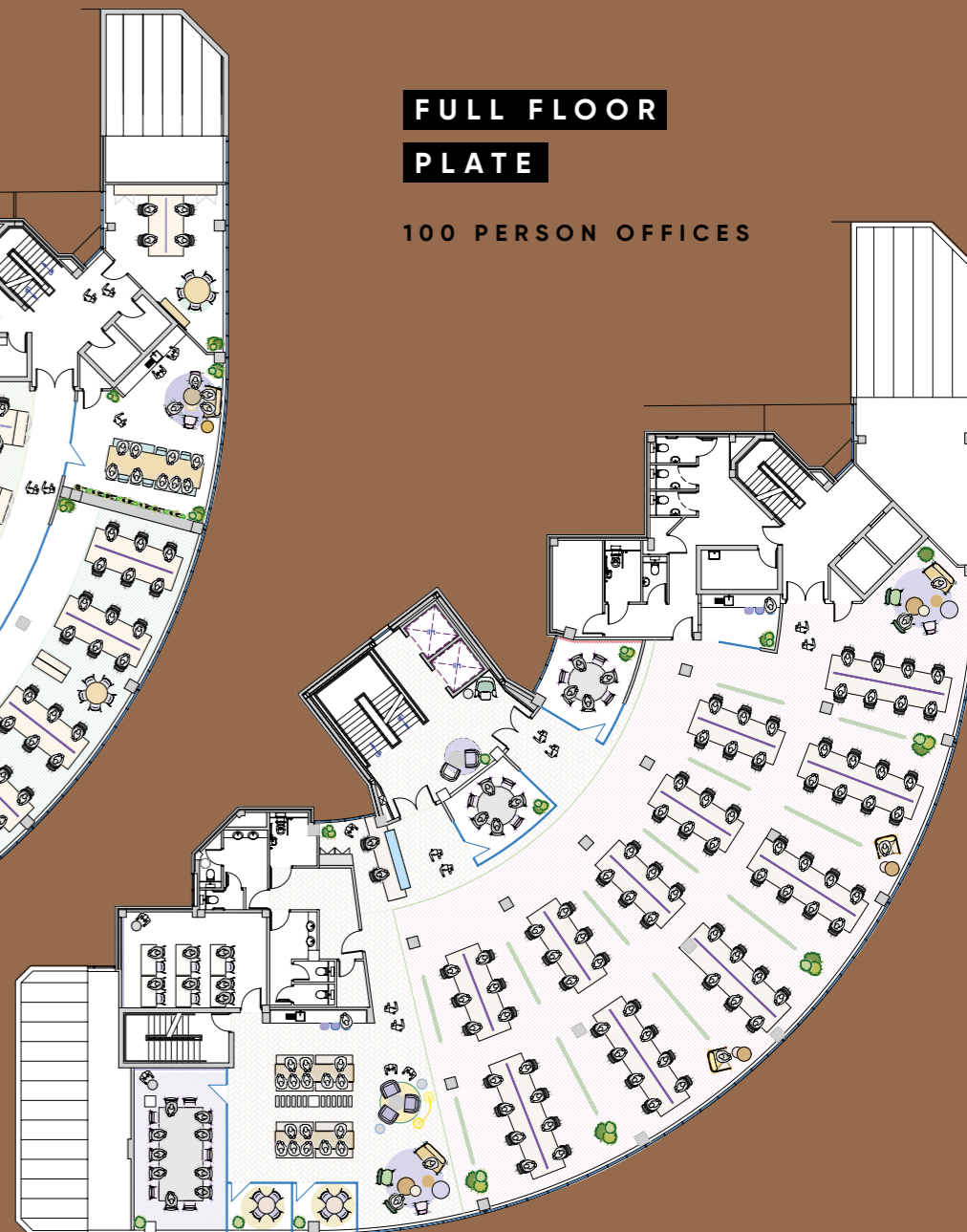
50 PERSON OFFICES



Actual footprint may vary

FULL FLOOR PLATE

100 PERSON OFFICES



**MONOCLE
CAFÉ /
BUSINESS
LOUNGE**



Monocle's ground floor features a chilled café and business lounge. Grab a coffee and relax, meet friends or network in this area with cosy vibes—perfect for events & workshops. When you crave a shift in your work setting or desire a more social workspace, make use of our meeting pods, boardrooms, hot desks, and breakout zones.

TERMS



Rent POA

Speak to us about your requirements and we can provide custom terms and agreements to suit your business.

Prices vary depending on size & requirement.

INCENTIVE

Allenby Commercial will provide a full bespoke office fit out including heat & cool system and ventilation, floor covering, decoration, kitchen and W.C. fit-out.

**BRIEF TERMS
(SUBJECT TO CONTRACT)**



EXAMPLES OF PREVIOUS ALLENBY COMMERCIAL PROJECTS

We are Allenby Commercial, a property developer based in Hull, East Yorkshire. Our family business has been trading for over 30 years, delivering high quality commercial construction projects through the UK.

A PROVEN RECORD



Our developments cover many sectors including retail, hospitality, education, manufacturing and industrial. Our track record of delivering projects in a timely manner, and to a high specification has allowed us to gain a great reputation as one of the area's leading and most trusted developers.



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JOINT LETTING AGENTS

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