

# Danish Buildings & Bayles House

This project involves the renovation of vacant office space within Danish Buildings and adjoining Grade II Listed Bayles House. The property was previously owned by Hull City Council and operated as a managed workspace. The inherited occupancy levels reflected the fact that serious investment was needed to bring the site up to the expected modern standards of today's businesses.

The office space is of a high quality, suited to today's business needs, whilst retaining the character of the historic trading buildings. The project is seeing the removal of previously unsympathetic alterations, which in turn will increase the visibility of the buildings from Scale Lane.

The project is encouraging collaboration of like-minded brand, design and marketing businesses through its in house community that is seeing increasing interest and growth. For Example, the anchor tenant for The Danish Buildings is Fred Marketing, one of the region's leading full-service marketing agencies.

Fred Marketing's offices previously overlooked Hull Marina, before moving to the newly-refurbished Danish Buildings in High Street. The company was outgrowing its space on the Marina and where keen to stay in the Hull area. Even if the company had wanted to expand and take on new contracts and staff to accommodate this, the building and office space simply did not allow them to do so, an issue, that should the right premises have not been available, could have seen the loss of a company to the area. The company wanted a building that was unique and had a real sense of identity and a rich history but was also complete with everything they needed to run a modern growing business and the Danish Buildings provided them with exactly that.

The move to the Danish Buildings site has seen the company take on 3 units within the space, which are stylishly decorated and provide the much needed space for the business to be able to grow. Not only does Fred's move to the Danish building help their business growth needs, but it is hoped that as the anchor tenant, and one of the more established businesses, they will be able to provide support to other tenants, who may not be quite as far on in their business/entrepreneurial journey. This not only will help build a business community that supports growth, but also one that encourages collaboration.



## Funding (£)

LGF	£250,000
Private Sector	£987,592
Total	£1,237,592

## Outputs

Jobs Created	19
Jobs Safeguarded	22
Apprenticeships Created	1
Construction Jobs	20
Area of re-furbished floor space (ft <sup>2</sup> )	5000
Commercial Floorspace Occupied (ft <sup>2</sup> )	5000
Number of Enterprises receiving none financial support	1
Level 3 Qualifications completed (Apprenticeships)	1