

**MILLFIELD LANE, YORK YO26 6GA**

**WESTFIELD HOUSE**

Superb Office designed for small businesses



**Situated in an established business area close to a range of amenities and services.**

- **Excellent modern unit with a contemporary design**
- **Ideal for small businesses and start ups**
- **On site parking**
- **Easy access to main road network**
- **Walking distance from amenities and facilities**

**TO LET**

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

## **LOCATION**

The property is situated just off the City's outer ring road (A1237) on Millfield Lane between the A19 and A59 junctions. Millfield is adjacent to York Business Park and the area is one Yorks major out of town business locations.

York is a sought after city for residents and businesses alike and boasts a high quality of life and low levels of unemployment. It has a vibrant business sector and a wide range of amenities. Within walking distance of the property there is a Co-op store, café, restaurants, hotel and leisure centre. A bus service runs nearby and Poppleton park and ride and the train station are within easy reach.

## **DESCRIPTION**

The subject property comprises a ground floor office unit which is part of a contemporary two storey development of 9 office units with deck style access. The unit has fibre broadband (BT leased line), electric heating, carpeting, kitchenette with breakfast bar. WC and is ready for immediate occupation. The property has 2 separate entrances at either end.

The development benefits from a passenger lift. There is on-site parking with 2 spaces allocated to each unit. Additional parking is provided on street. Westfield House is situated within a fenced and gated site and is home to a number of established businesses.

## **FLOOR AREA**

Unit 8: 827 sq.ft. (76.87 sq.m.)

## **TERMS**

The unit is available on a new effective full repairing and insuring lease. A service charge, controlled by Managing Agents appointed by the freeholder, is billed quarterly to cover maintenance of communal areas, gardening, external window cleaning, refuse removal, lift maintenance etc..

## **RENT**

The rental is £12,500 per annum. VAT applies at the prevailing rate.

## **VIEWING**

Strictly by appointment with the Agents [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Tel: 07725 416002 or 01904 692929 Subject to contract 091120

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## Westfield House



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
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