

TO LET

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

YORK YO26 6GA

WESTFIELD HOUSE, MILLFIELD LANE,

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

Sale considered

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated to the west of York city centre, just off the City's outer ring road (A1237) on Millfield Lane between the A19 and A59 junctions. Millfield Lane is adjacent to York Business Park and the area is one of York's 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 petrol station with 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 electric heating, carpeting, kitchenette, WC and is ready for immediate occupation. The property has 2 separate entrances and being positioned at the end of the building has 3 elevations with good natural light.

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 6: 835 sq.ft. (77.60 sq.m.)

TERMS

The unit is available on a new effective full repairing and insuring lease on terms and for a period of years to be agreed.

Consideration may also be given to a sale of the property on a long leasehold (virtual freehold).

SERVICE CHARGE

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

£12,950 per annum. VAT applies at the prevailing rate.

Contact this firm for purchase price details.

VIEWING

Strictly by appointment with the Agents andrew@mcbeathproperty.co.uk

Tel: 07725 416002 or 01904 692929

Subject to contract 021123

Westfield House Location



Additional Photos



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.