

YORK

2&3 WESTFIELD HOUSE, MILLFIELD LANE, YO26 6GA

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

Superb offices 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 SIPP/SSAs**
- **On site parking**
- **Easy access to main road network**
- **Walking distance from amenities and facilities**

FOR SALE

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 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 petrol station with Co-op store, café, restaurants, hotel and leisure centre. A bus service runs nearby and Poppleton park and ride, train station and a BP services with M&S foodstore and McDonalds are within easy reach.

DESCRIPTION

The subject property comprises a first floor office unit which is part of a contemporary two storey development of 9 office units with upper floor deck style access. The unit has electric heating, carpeting, kitchenette, WC and is ready for immediate occupation. The property has been partitioned to provide reception, open plan and individual office rooms with WC and fitted kitchenette.

The building benefits from a passenger lift. There is on-site parking with 4 spaces allocated to the subject property. 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.

The furniture at the property is also available for sale.

FLOOR AREA

1424 sq.ft. (132.34 sq.m.)

TERMS

The unit is available for sale (virtual freehold) at a price of £215,000.

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.

RATEABLE VALUE

From online enquiries we believe the property has a rateable value of £15,000 subject to the uniform business rate.

VAT

VAT applies at the prevailing rate.

EPC

An EPC will be provided as appropriate. The property's EPC rating is B.

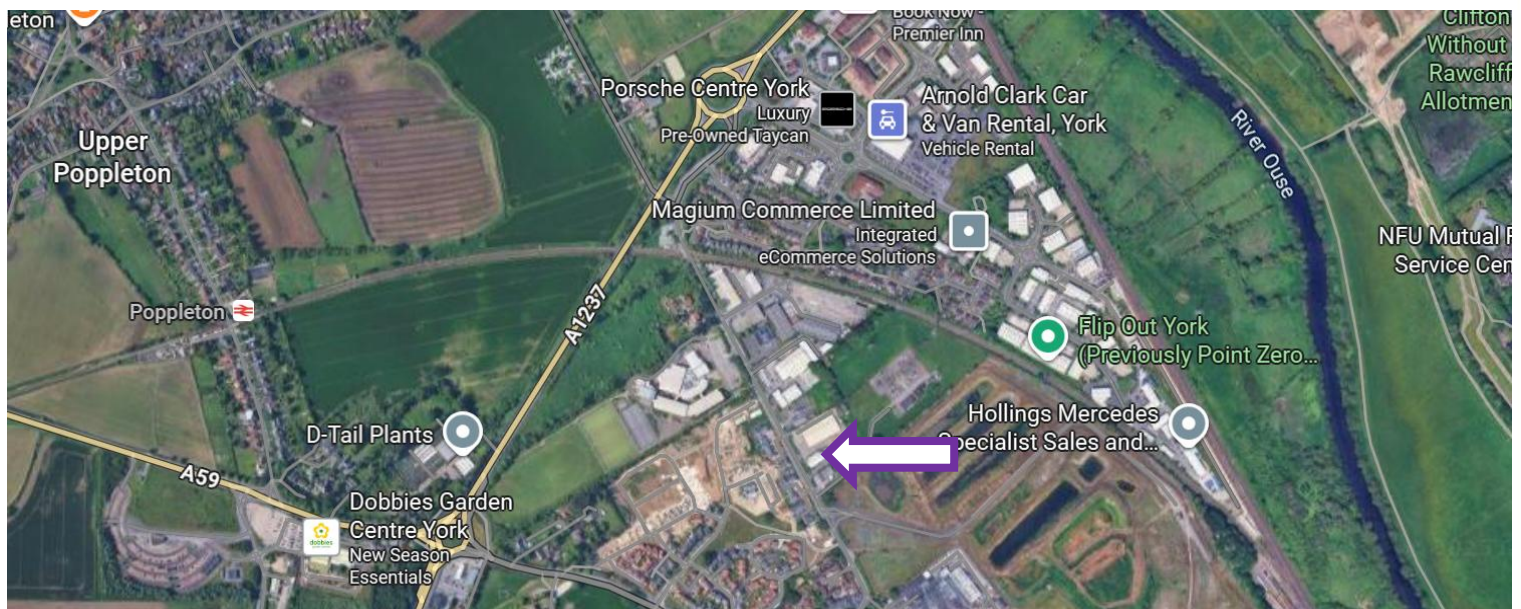
VIEWING

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

Tel: 07725 416002 or 01904 692929

Subject to contract 020925

Westfield House Location



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.

