

# FIRST FLOOR OFFICE UNIT

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk

**TO LET**



## **UNIT 5 WESTFIELD HOUSE, MILLFIELD LANE, YORK YO26 6GA**

- ✓ **710 SQ.FT (65.96 SQ.M)**
- ✓ **MODERN UNIT WITH CONTEMPORARY DESIGN**
- ✓ **IDEAL FOR SMALL BUSINESSES AND SIPPS/SSASS**
- ✓ **ON SITE PARKING**
- ✓ **EASY ACCESS TO MAIN ROAD NETWORK**

**McBeath Property Consultancy Ltd.**

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

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 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 deck style access.

Internally the unit has been fitted out to include a waiting area, open plan office and 2 private offices. The office benefits from fibre broadband, electric heating, carpeting, tea point, WC and is ready for immediate occupation.

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 within a fenced and gated site is home to a number of established businesses.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Areas of **710 sq.ft (65.96 sq.m)**.

## TERMS

The unit is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rental of **£13,950 per annum exclusive**.

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. Details can be provided on request.

## RATES

We understand the unit is assessed as follows:-

Rateable Value: £9,700 (approximate)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

Subject to Contract - May 26

## ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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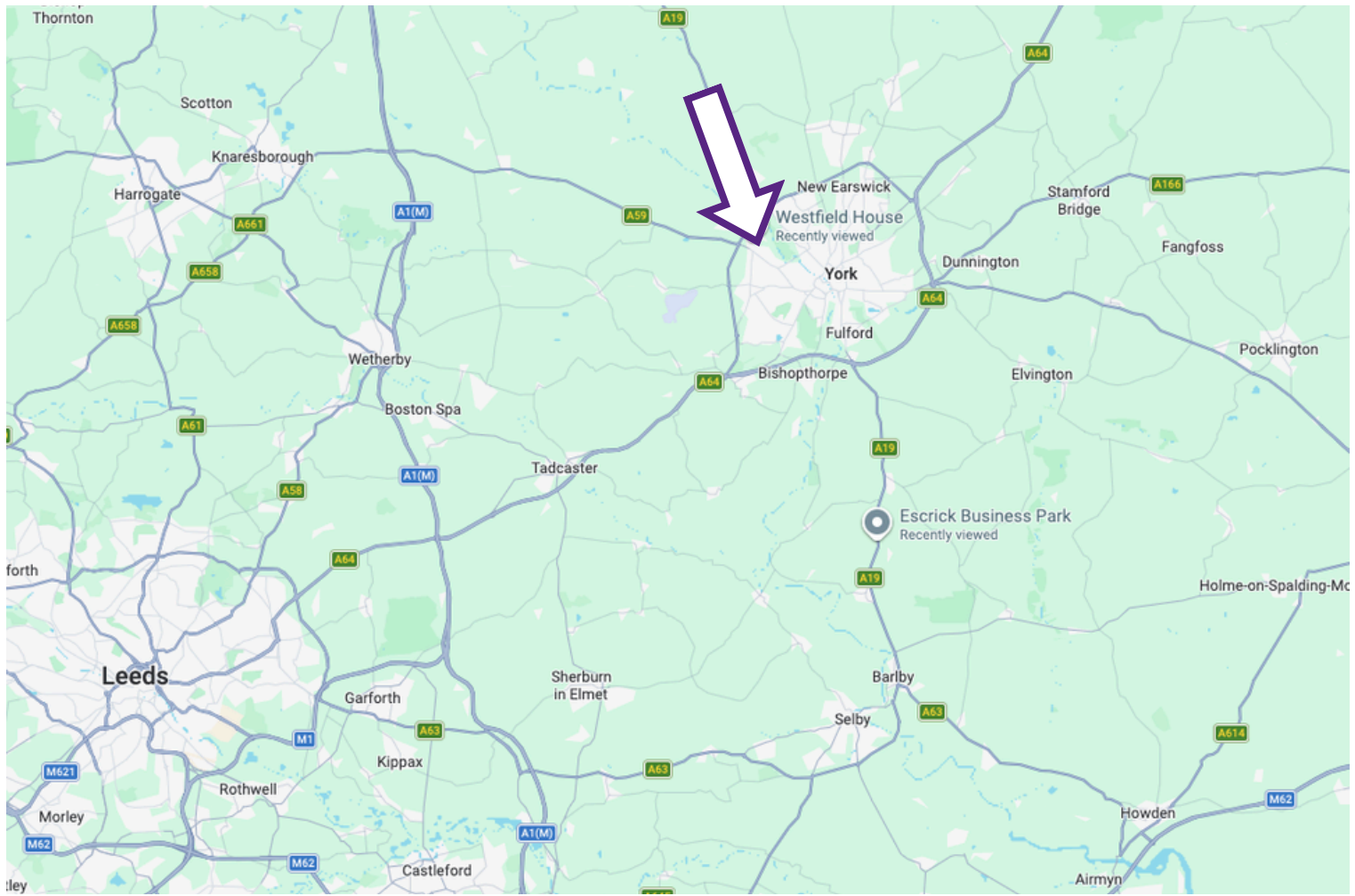
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Subject to Contract - May 26

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