

MILLFIELD LANE, YORK

WESTFIELD HOUSE

Superb Offices designed for small businesses



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

- Excellent new build units with a contemporary design
- Ideal for small businesses and start ups
- Suitable for SIPPs and other pensions
- Easy access to main road network
- Walking distance from railway station

FOR SALE

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

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

LOCATION

The property is situated just off the City's outer ring road (A1237) on Millfield Lane as indicated by the location plan on the last page of the particulars.

Recent developments on Millfield Lane has increased this locations profile and it is now one of the City's important business districts.

DESCRIPTION

Westfield House on Millfield Lane, Nether Poppleton may well be the answer to your property requirements.

It is a two storey development of 9 office units in open plan layout and of a size aimed at meeting the need of the small business. Sizes start from only 695 sq.ft. (64.56 q.m.) and with heating, carpeting etc. are ready for occupation. Obviously suites are capable of being partitioned if required. For those looking at first floor offices access presents no problem with a passenger lift in existence. Each unit has a tea point and a disabled standard W.C. Naturally on-site parking is available with 2 spaces allocated to each unit. Westfield House within a fenced and gated site is already home to a number of businesses.

TERMS

Properties are available for sale on a virtual freehold basis. 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. VAT applies at the prevailing rate.

Consideration will be given to granting leases. Contact us for more details.

AVAILABILITY/PRICE (subject to VAT)

First Floor

Unit 4: 719 sq.ft. (66.79 sq.m.)	£120,000
Unit 5: 701 sq.ft. (65.12 sq.m.)	£115,000

Ground Floor

Unit 6: 820 sq.ft. (76.17 sq.m.)	SOLD
Unit 8: 813 sq.ft. (75.52 sq.m.)	£135,000
Unit 9: 695 sq.ft. (64.56 sq.m.)	£115,000

VIEWING

Strictly by appointment with the Agents Tel: 01904 692929 or 07725 416002

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 this 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.



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NOTES

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