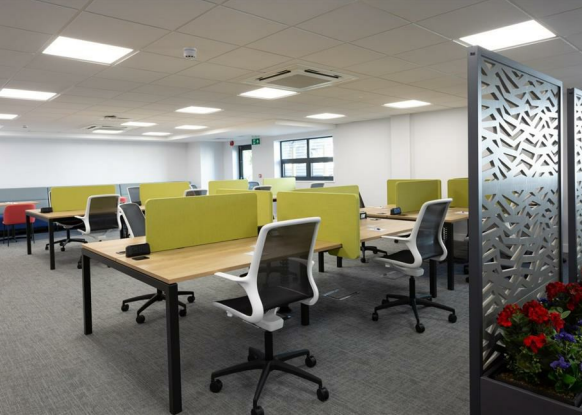




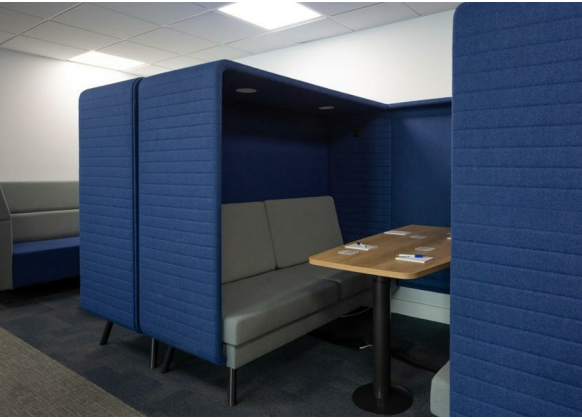
Independence House, Millfield Lane, Nether Poppleton, York £195 (From) Per Calendar Month

- Brand new office development, offering first class accommodation.
- State of the art facilities.
- Co-working space, hot desks, meeting rooms and virtual offices are all available.
- Private office suites are also available.



DESCRIPTION

A fantastic new office development by London Ebor Developments plc provides first class office accommodation, suitable for all sized businesses. Designed by York based architects, Vincent & Brown, the impressive and contemporary building offers an excellent opportunity for businesses taking their first step onto the commercial property ladder, to those seeking additional space to expand their growing organisation.



The business centre offers all of the amenities required including a staffed reception, 24/7 access, air-conditioning, shower facilities, tea/coffee station, free parking (EV charging available on-site), stylish break out areas with telephone pods, meeting rooms (25% discount offered to occupiers).

LOCATION

Independence House is ideally located close to the York outer ring road (A1237), which provides excellent access onto the A64 and national motorway network beyond. The business centre is just 4 miles from York city centre and is equally as accessible from Leeds and Harrogate.



SERVICES

All utility costs are included within the rent payable. High speed broadband is available.

TERMS

The co-working desks are offered on flexible contracts on an all inclusive basis, save as telephone costs.

Co-working desks - from £195 pcm (12 month term), £210 pcm (6 month term) and £230 pcm (rolling monthly term), including your own allocated desk and lockable set of drawers.



Hot desks, meetings rooms and virtual office costs are available upon application.

VOIP telephone packages and printing services are available at an additional cost. Please get in touch for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of A 21. A full copy of the certificate is available upon request.

VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

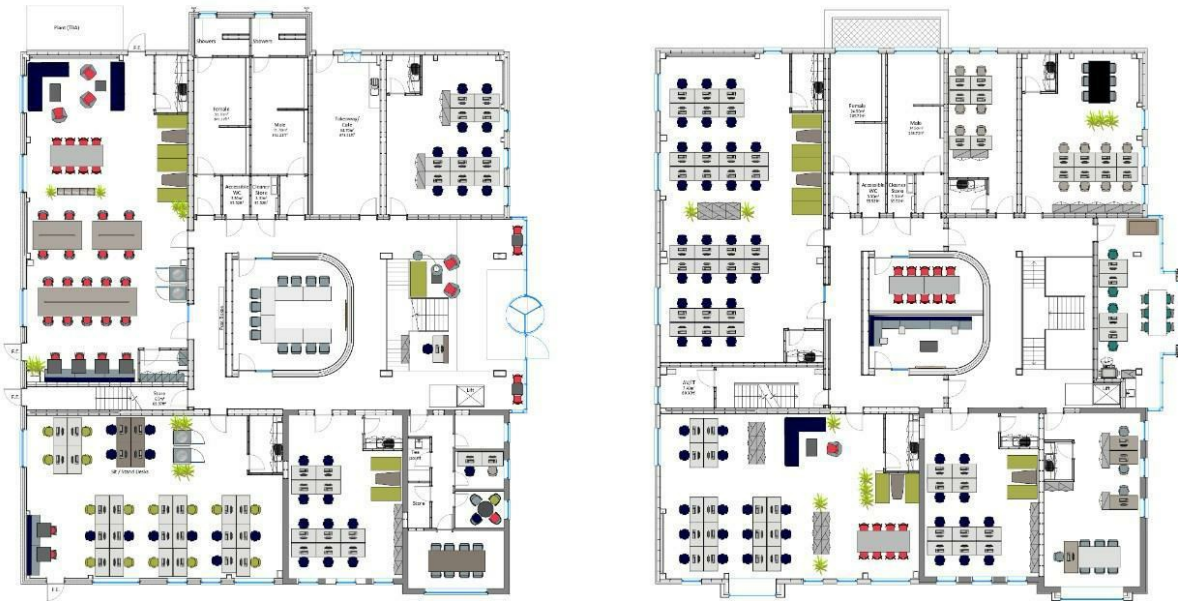
VALUE ADDED TAX

VAT is included within the figures quoted.

DATE PREPARED

Revised June 2024





PROPOSED FLOOR PLANS



Client:	Paul Spencer
Project:	Independence House
Drawing Title:	Proposed Plans
Scale:	1:100 @ A3
Date:	31.01.2022
Drawn by:	AKB
Checked by:	J
Drawn Status:	Detailed



Stephensons

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Boroughbridge	01423 324324
Easingwold	01347 821145
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Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

