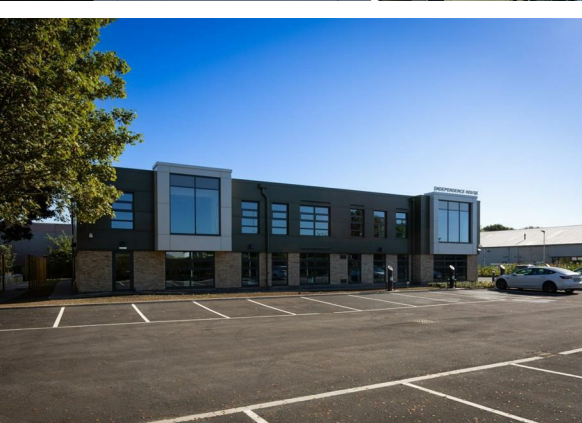




Office 7, Independence House, Millfield Lane, Nether Poppleton, York £23,500 Per Annum

- Modern office development offering first class accommodation and state of the art facilities.
- Conveniently located close to the York outer ring road with good transport links into the city centre.
- NIA 60 sq.m (645 sq.ft)
- Co-working space, hot desks, meeting rooms and virtual offices also available.



DESCRIPTION

A fantastic modern 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, shower facilities, coffee station, free parking (EV charging available on-site) and stylish break out areas/meeting rooms.

Office 7: 60 sq.m (645 sq.ft)

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.

TERMS

The offices are offered on flexible contracts for a minimum term of 12 months. Suites are let on an all inclusive basis, save as furniture, telephone and business rates.

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

RATEABLE VALUES

TO BE CONFIRMED

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 Stephensons Estate Agents (Commercial & Development) - 01904 625 533

VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

DATE PREPARED

December 2024

