



Independence House, Millfield Lane, Nether Poppleton, York

£22,500 (From) Per Annum

Stephensons
commercial



Est. 1871

Millfield Lane,
York YO26 6PH

£22,500 (From) Per Annum

- Modern office development, offering first class accommodation.
- State of the art facilities.
- A range of office suites from 616 sq.ft

DESCRIPTION

A fantastic office development by London Ebor Developments 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.

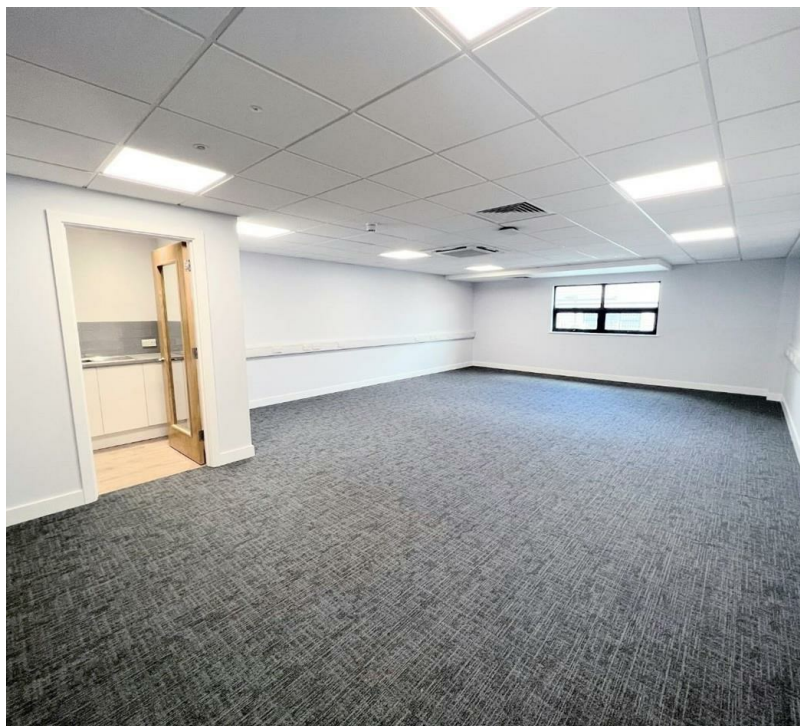
The business centre offers all of the amenities required including a staffed reception, 24/7 access, shower facilities, coffee station, free parking (EV charging available on-site) and stylish break out areas/meeting rooms.

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.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



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 Stephenson's Estate Agents (Commercial) - 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.

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 FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

