



Bowcliffe

TO LET

High Quality Office Suites
From 127 sq ft up to 1,716 sq ft*



Independence House, Millfield Lane
Nether Poppleton
York
YO26 6PH

LOCATION

Independence House is located on Millfield Lane, Nether Poppleton. The office is located just off the A1237 outer ring road. Other nearby occupiers include Ramsden Burn & Co solicitors, Harrison IP, The Bullen Healthcare Group, London Ebor and Partners PR.

Independence House is located approximately 3 miles Northwest of York city centre. The A1237 provides access to the A64, A19 and A59 as well the property being located approximately 14 miles from the A1(M) and connections to the national motorway network.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

DESCRIPTION

Independence House provides modern high quality office accommodation over two floors and benefits from the following specification: -

- Perimeter Trunking
- Suspended ceilings with integral LED lighting
- Air Conditioned
- IT/Data provisions included within the rental package
- Open plan suites
- Fully carpeted
- Kitchenettes
- Bookable meeting rooms
- Male/Female/Disabled WC's
- Shower facilities
- Lift access
- Parking
- EV charging points

ACCOMMODATION

The premises provides a mixture of sizes from 127 sq ft up to 1,716 sq ft.

*Larger requirements could be satisfied with a combination of suites.

'Hot desking' and co-working spaces are available on site in addition to well-equipped meeting rooms which are available to book at an additional cost.

RENT

The offices are available by way of a licence/lease for a minimum term of 6 months at an inclusive rent of £35 per sq ft per annum (plus VAT) excluding business rates.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be applicable.

BUSINESS RATES

Ingoing tenants will be responsible for the payment of business rates.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

An EPC will be available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the agents, Bowcliffe:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

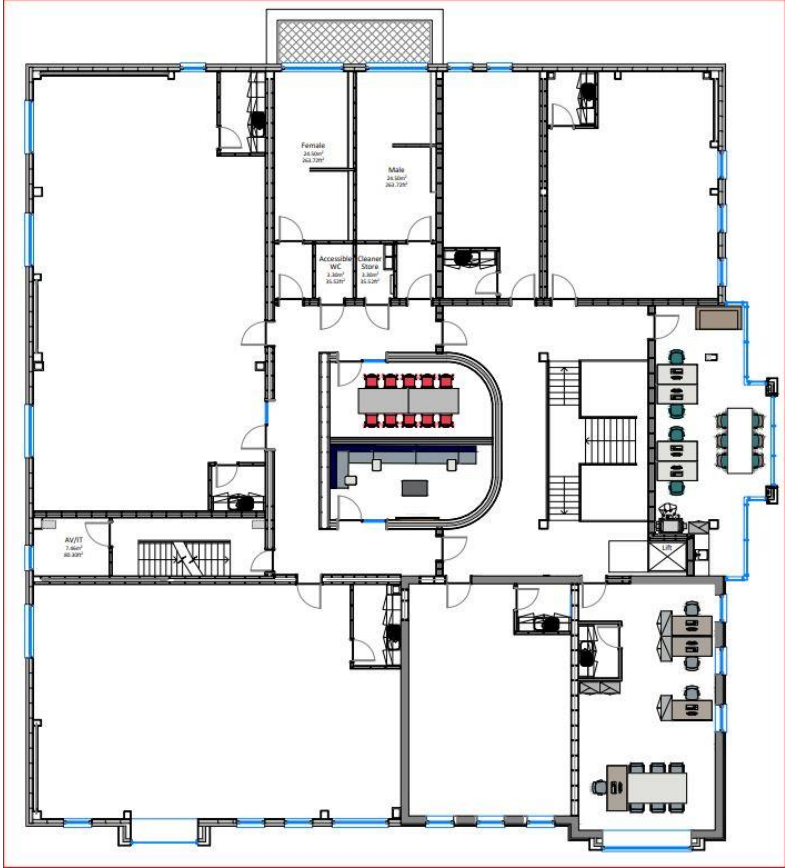
Subject to Contract

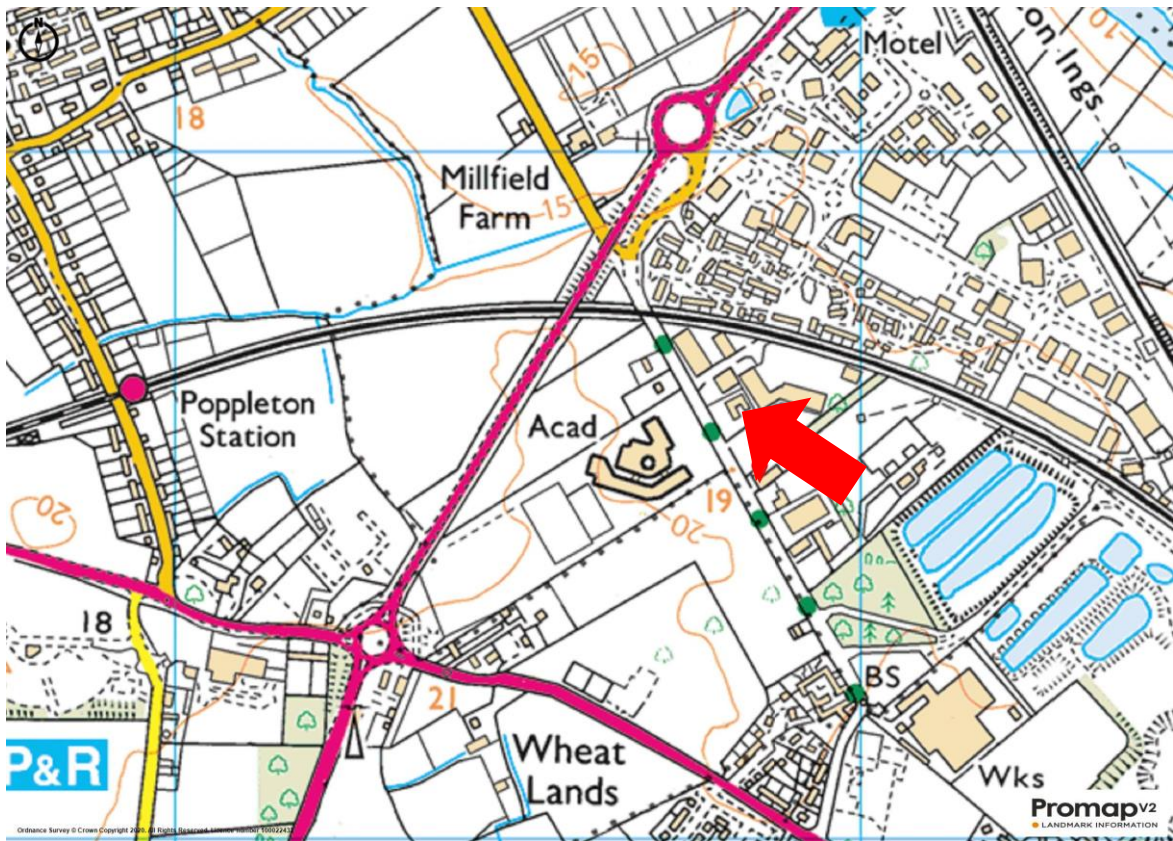


Ground Floor



First Floor





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.