



- Q. Starting a business and not wanting to rent?
- Q. Is home working no longer of appeal?
- Q. Do you have a small business with a team looking to work on a single floor?
- Q. Have you been unable to buy a small office without having to consider sub-letting?

ANSWERS OVERLEAF

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 sq.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.

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 resulted in an increased profile in one of the City's important business districts.

THE VIRTUAL FREEHOLD

Properties are available on a virtual freehold basis - a 250 year lease at a ground rent of £250 per annum. 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.

AVAILABILITY/PRICE (subject to VAT)

First Floor	Size		Price
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

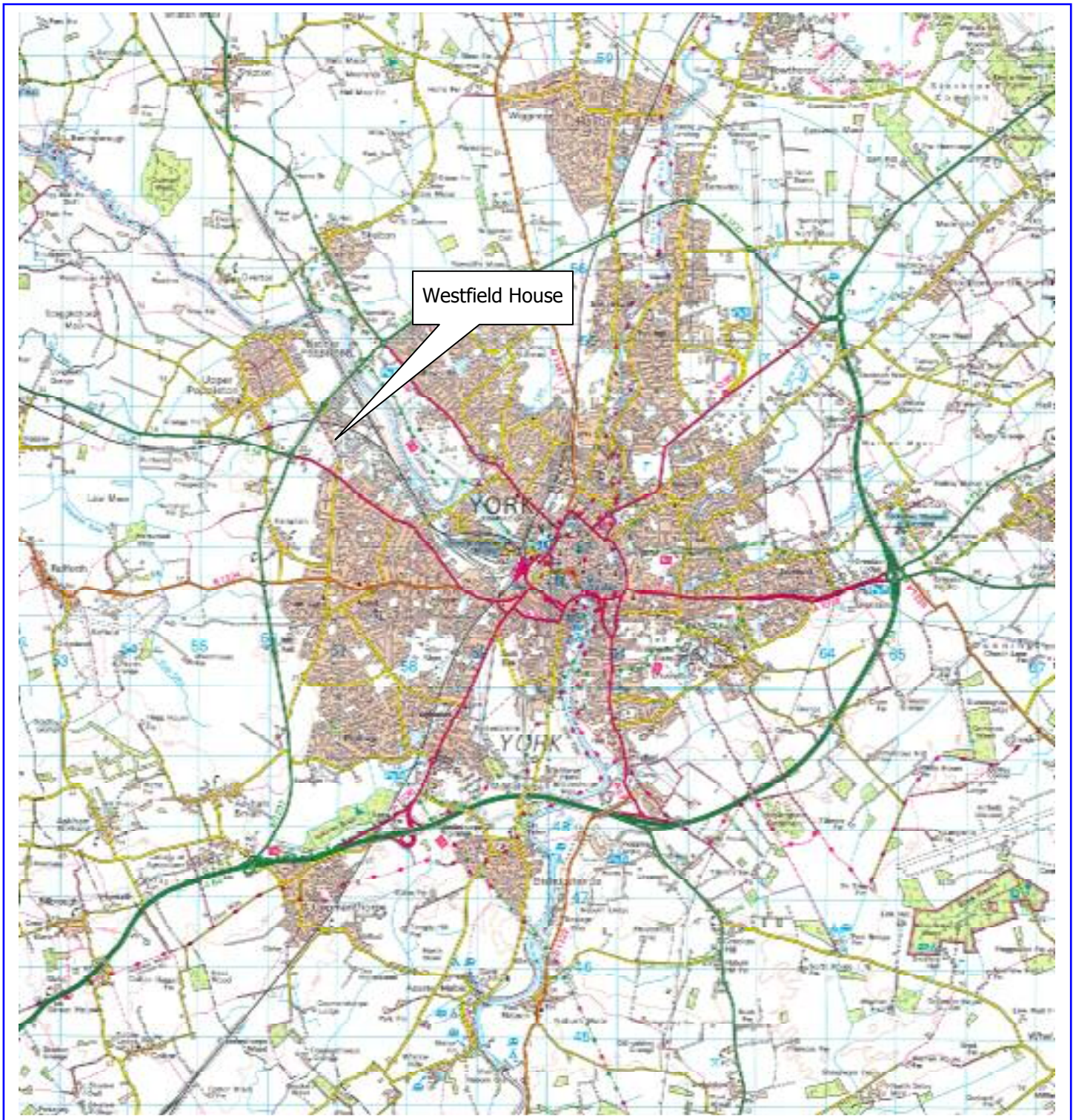
VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

PHOTOGRAPHS



LOCATION PLAN



IMPORTANT NOTICE

These particulars which were prepared on 23rd September 2009 and amended 2nd March 2010 are provided subject to the following terms:-

- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property.
2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function.
- 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise.
- 4.Certain aspects such as dimensions, rating assessments (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into.
- 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.