

BEYOND BORING - BEYOND ORDINARY - BEYOND SQUARE NON TRADITIONAL OFFICE SPACE - YORK YO26







Westminster Place is being transformed to provide flexible and adaptive workspace of superior quality with sustainability and people at its heart.

Westminster Place meets the needs of all businesses, from "Let Ready" studios for small businesses and start-ups to larger workspaces for large local, national and international businesses.



# THE BORING, TRADITIONAL AND PREDICTABLE.







## BEYOND PREDICTABLE





### WORKSPACE THAT GOES

4

WESTMINSTER PLACE\_YORK



# BEYOND

# YOUR LAPTOP, YOUR DESK AND YOUR OFFICE.



Community is at the heart of Westminster Place, which is why we deliver a comprehensive programme of events and classes designed to encourage engagement between you, your team, and your neighbours.



### INTRODUCING THE LIFE APP.

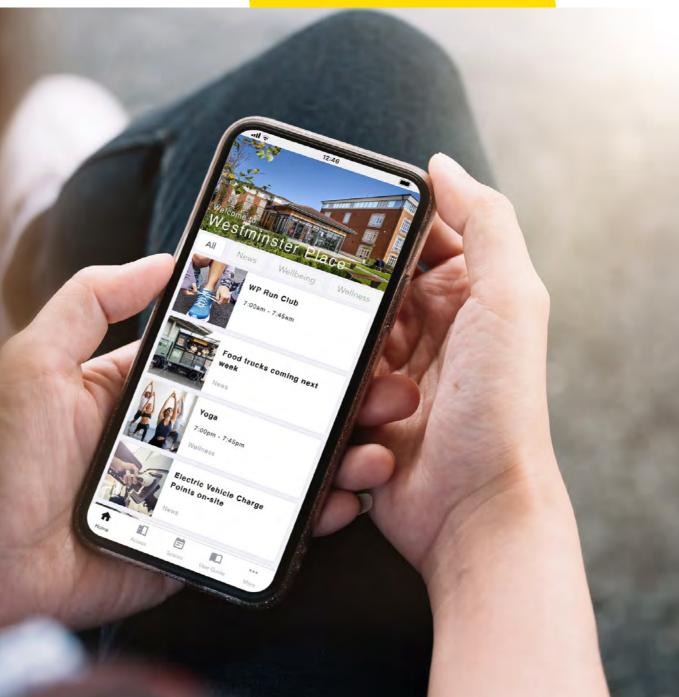
By enabling everyone to connect in the easiest way possible, the Life app helps you can customise your day at the touch of a button. Simply download the app, check the latest cafe deals, book in for a gym class or attend one of our specially curated events.



DEDICATED SITE MANAGER



CAFÉ DISCOUNTS CALENDER OF EVENTS



6 WESTMINSTER PLACE\_YORK

### **BO**RING PREDICTABLE INFLEXIBLE OUT DATED

## WE'RE WAY BEYOND THAT





. 41

OREVEL

Built to a high specification and situated in attractive landscaped grounds, Westminster Place offers easy-in, easy-out, collaborative office accommodation promoting maximum value and minimum stress.



**HIGH SPEED** 'PLUG AND PLAY' BROADBAND



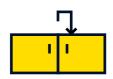
AMPLE ON SITE CAR PARKING



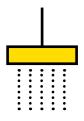
SECURE **ENVIRONMENT** WITH 24/7 ACCESS



**GREEN WASTE** We are on track to hit our target of 100% diversion from landfill



**FULLY INTEGRATED HIGH QUALITY KITCHENS** 



HIGH QUALITY SHOWER AND CHANGING FACILITIES



EASILY ACCESSIBLE WITH SECURE CYCLE STORAGE



**GREEN POWER** CEG have moved to a 100% renewable electricity tariff

WESTMINSTER PLACE\_YORK



## **BE FLEXIBLE**

### WORKSPACE GEARED FOR GROWTH

Our fitted suites offer collaborative spaces and meeting rooms designed with your business in mind.

This is an exciting way for smaller businesses to be part of something bigger. Our fitted space offers a range of Grade A studio suites providing flexible spaces with all-inclusive lease terms, fully fitted out, comms ready, flexible tenancy and no hidden charges.

### let ready

### **GO**

### Office space ready to go.

We offer fully fitted workspaces available on short lease. Easy to manage, ready to move into. You can leases from 6 to 60+ desks, short term leases, fitted and furnished, inclusive rent and easy cash flow plan.

### **2. COMPLETE**

One bill - everything covered.

Bringing all your rent and service costs into one easy-tomanage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our dayto-day management. You can focus on what you do best, save you money and time and reduce staff liability.

### Kensington House

WESTMINSTER

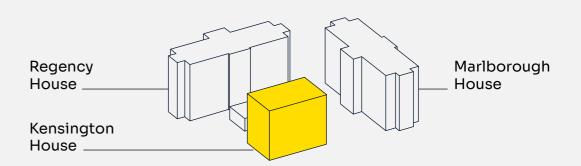
PLACE

Ground



Suite G.1 1,162 sq ft unrefurbished





Available Space

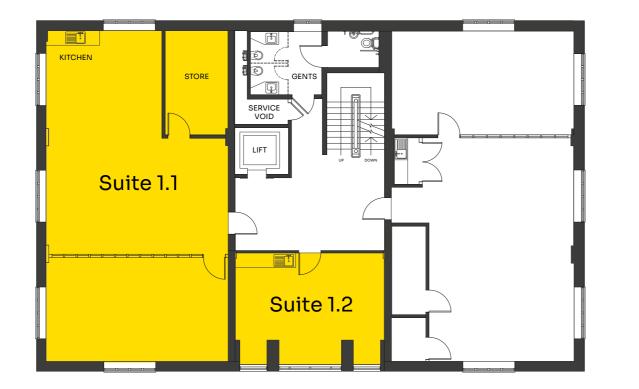


### Kensington House

WESTMINSTER

PLACE

First



Suite 1.1 1,165 sq ft refurbished





Desks\*

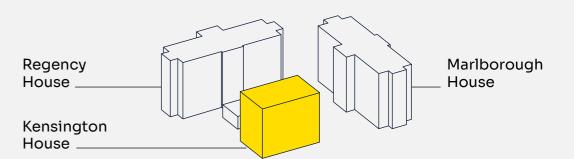
Kitchen

Suite 1.2 1,165 sq ft refurbished



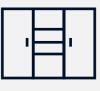
Desks\*

Kitchen



Available Space





Storage

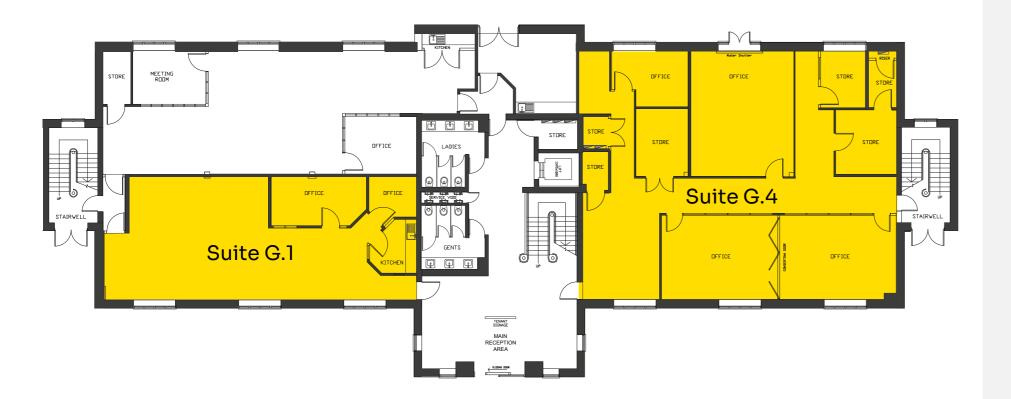


### **Regency House**

WESTMINSTER

PLACE

### Ground



Suite G.1 1,144 sq ft un-refurbished





Desks\*

Kitchen

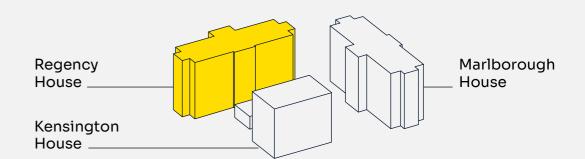
Suite G.4 2,300 sq ft un-refurbished





Desks\*

Storage



Available Space





Meeting Room





**Meeting Room** 

### **Regency House**

WESTMINSTER

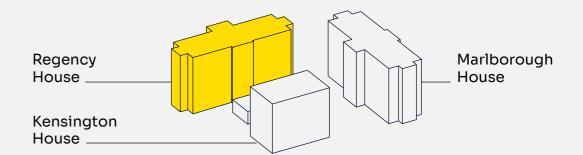
PLACE

### Third

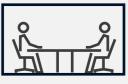












**Meeting Room** 

### Marlborough House

WESTMINSTER

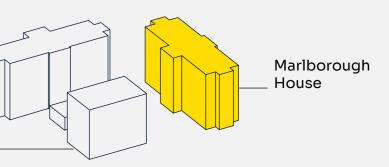
PLACE



\*Desk quantity is

Kensington House \_\_\_\_\_

Available Space



### Marlborough House

WESTMINSTER

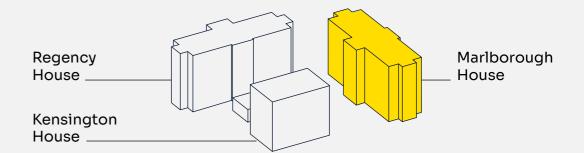
PLACE

### Second



**Suite 2.3** 1,155 sq ft







Kitchen



Meeting Room

### Marlborough House

WESTMINSTER

PLACE

### Third

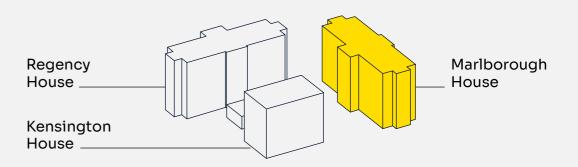












Available Space

### CONNECTED TO THE CITY

# AND BEYOND





York prides itself on being a happy place, consistently ranked as one of the UK's best and happiest cities to live and work in. A rich source of local talent, The University of York is well known for its world-class computer science and tech culture.

With its high-speed network infrastructure, the city is recognised as a centre for digital creativity.

The bustling high street hosts a vibrant mix of independent shops, cafés, bars and restaurants - a shopper's paradise. York is also home to not one, but four, state-of-the-art outof-town shopping parks with all the big-name brands.

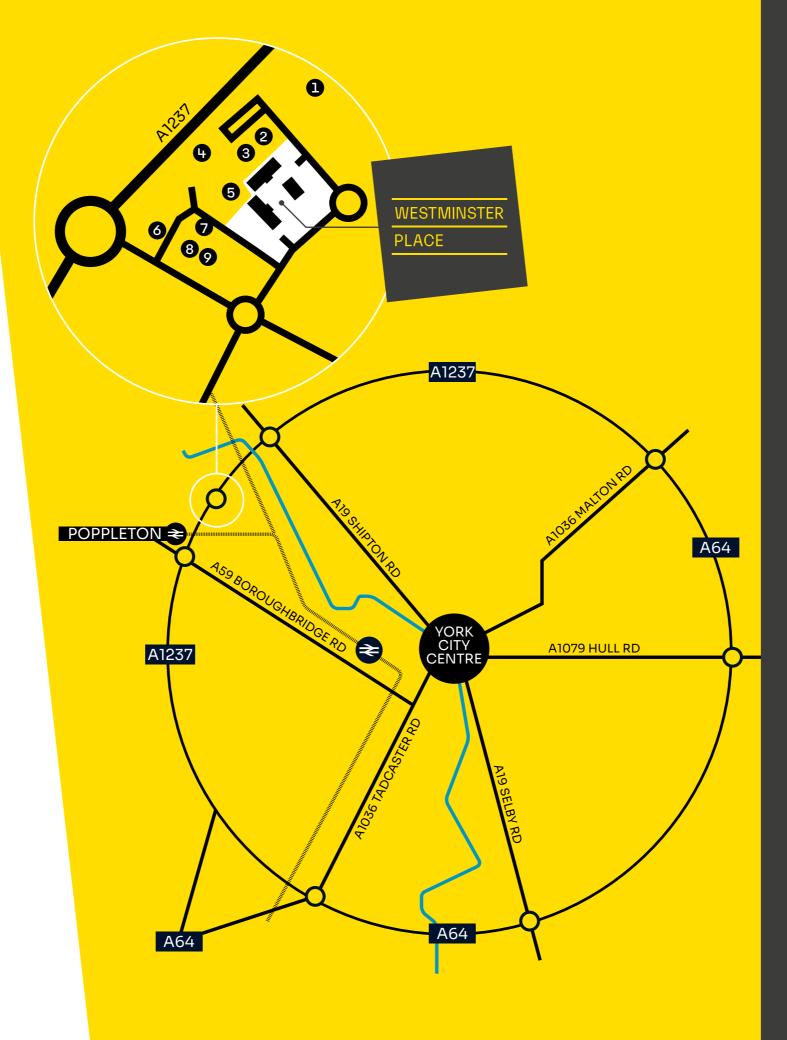
The city boasts excellent transport links offering easy access to the A1(M) and regular direct rail services to London.



# MESTMINSTER PLACE\_YORK



## LOCATION



### DOORSTEP AMENITIES

- 1. Bannatyne Health Club And Spa
- 2. Premier Inn
- 3. The Millfield Beefeater
- 4. The Wetherby Whaler Restaurant
- 5. Maxi's Chinese Restaurant
- 6. Lilliput Day Nursery
- 7. Jet Wash Car Wash
- 8. Co-op Petrol
- 9. Co-op Food

### TRANSPORT HUBS

Rawcliffe Bar Park and Ride	1.1 miles
Poppleton Railway Station	1.3 miles
York Railway Station	3.7 miles

RETAIL

Clifton Moor Retail Park	2.3 miles
York City Centre	3.7 miles
Monks Cross Shopping Park	5.8 miles
Vangarde Shopping Park	6.5 miles
York Designer Outlet	8.9 miles



### WESTMINSTERPLACE.CO.UK

AGENTS:



Bowcliffe and McBeath Property Consultancy for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Bowcliffe and McBeath Property Consultancy cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Bowcliffe and McBeath Property Consultancy will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Bowcliffe and McBeath Property Consultancy has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at DEC 23.

MANAGED BY:

