



Windermere

£31,160 pa

Bake House

Windermere Works

Oldfield Court

Windermere

Cumbria

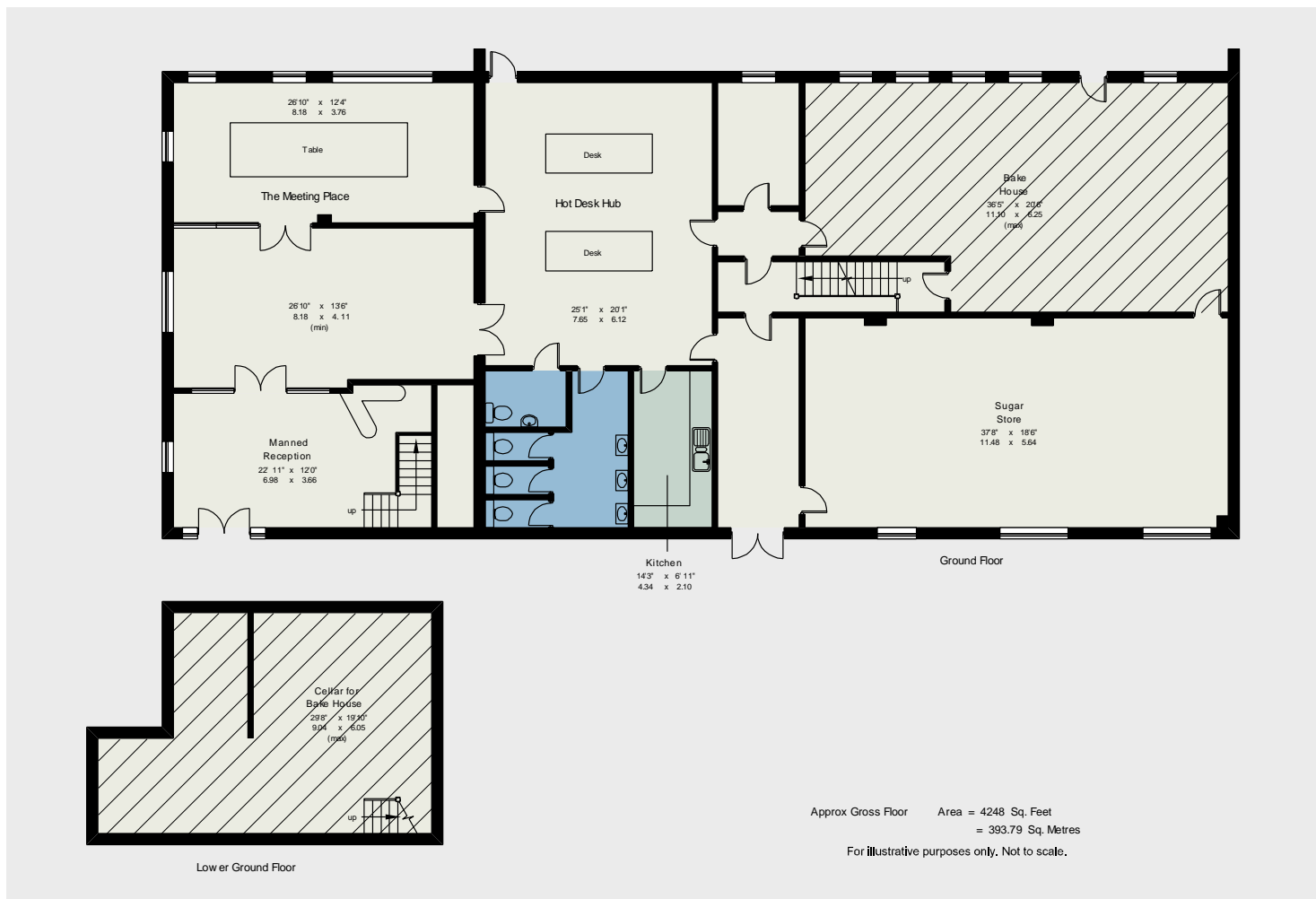
LA23 2HJ

Property Ref: W5155

Far from being an empty office to rent. This is fully serviced accommodation providing a range of options within premises providing inclusive high speed Wi-Fi, use of communal meeting room, internal telephone system, manned reception and cleaning. With over 740 sq ft of office space plus over 500 sq ft cellar/storage space.

Windermere Works is a unique business environment that provides a vibrant working environment for the freelance worker seeking hot desking to dedicated offices capable of housing up to 20 people. Designed in a contemporary industrial style with full ventilation/air conditioning and heating, modern shared kitchen and washroom facilities.





Description:

Bake House is one of two larger office space available at Windermere Works, providing over 740sq ft of office space plus its own cellar ideal for storage of files, documents, equipment etc.

With access to a fully equipped kitchen, communal toilets and limited parking facilities plus a manned reception area (Monday to Friday), serviced telephone lines, use of The Meeting Place, super-fast internet, business class printing, cleaning services. The extras included on this site are there to help your business operate at the highest standard possible.

The new tenants are able to work in conjunction with Windermere Works get the office space finished in a way that suites there needs, with some of the work subsidised.

Location:

Conveniently located just outside of the village on a quite cul de sac. From Windermere proceed out of the village on Crescent Road towards Bowness turning left into Ellerthwaite Road, straight ahead at the crossroads and take the next left into Park Avenue. Windermere Works will be in front of you with a parking area to the left.

Accommodation (with approx. dimensions)

Bake House 36' 5" x 20' 6" (11.1m x 6.25m)
Numerous electrical, telephone and network outlets.

Cellar

29' 8" x 19' 10 (max)" (9.04m x 6.05m)

Services:

Mains electricity water and drainage. Hvac heating, cooling and ventilation system.

Lease:

The premises are available on the option of a 1,2 or 3 year lease.

Business Rates:

Included in lease.

Viewing:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.