



Windermere

£28,056 pa

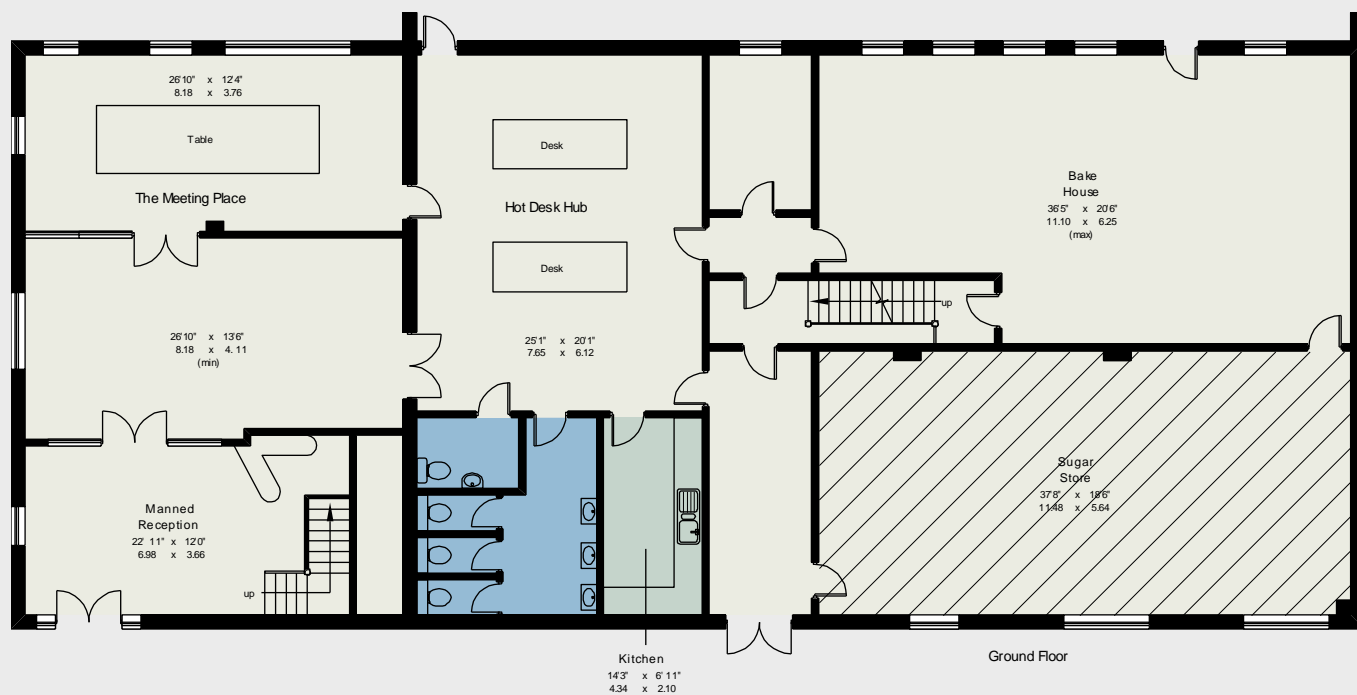
Sugar Store
Windermere Works
Oldfield Court
Windermere
Cumbria
LA23 2HJ

Office space that provides you with an array of services like no other. This premises provides bespoke fully services office accommodation inclusive of all bills, free high speed Wi-Fi, use of communal meeting rooms, internal telephone system, CAT6 network to central Communications Room and a manned Reception. Sugar Store itself provides approximately 690 sq ft of office 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

Property Ref: W5154





Approx Gross Floor Area = 3736 Sq. Feet
= 347.0 Sq. Metres

For illustrative purposes only. Not to scale.

Description:

Sugar Store is one of the larger office spaces available at Windermere Works amounting to 690sq ft. located on the ground floor.

Provided with superfast internet, internal telephone system, business quality printer access, cleaning services and pre-installed CAT6 networking to central Comms. Room. The location offers limited onsite parking.

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)

Sugar Store

37' 8" x 18' 6" (11.48m x 5.64m)

Numerous desk accessible electrical, telephone and networking outlets on 3 walls.

Services:

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

Business Rates:

Included in lease.

Lease:

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