

FOR SALE

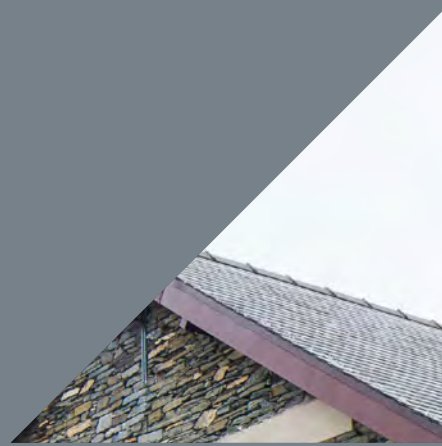
VIBRANT AND STYLISH
BUSINESS CENTRE

HEART OF WINDERMERE

CHIC INDUSTRIAL STYLE
OFFICE SPACE

IMMEDIATE POTENTIAL
TO INCREASE INCOME

OFFERS REQUESTED



WINDERMERE WORKS

Oldfield Court, Windermere LA23 2HJ

OPPORTUNITIES

**CONTEMPORARY
REFURBISHED
OFFICE DESIGN**

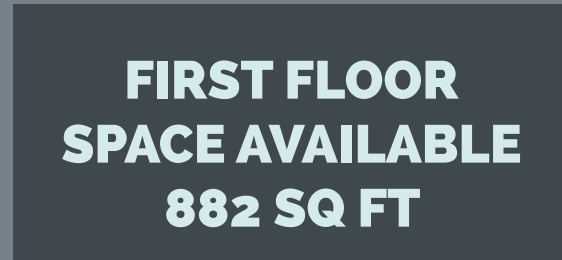
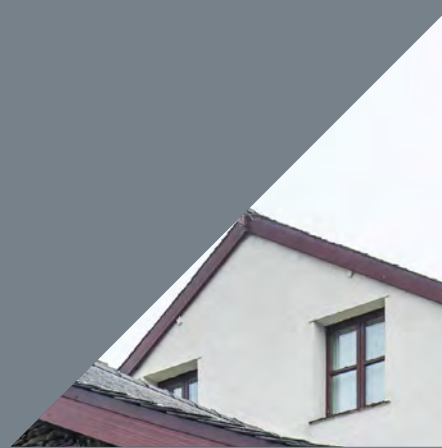
**ADDITIONAL
1,636 SQ FT
TO CONVERT**

**HIGH DEMAND
LOW SUPPLY
IN IMMEDIATE
AREA**

**FIRST FLOOR
SPACE AVAILABLE
882 SQ FT**

**GROUND
FLOOR NOW
AVAILABLE
888 SQ FT**

**WINDERMERE
WORKS**





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LOCATION

Windermere is located ½ mile from Lake Windermere, neighbouring the well known lakeside tourist destination of Bowness on Windermere, which is just north of the mid point of Lake Windermere. Windermere is approximately 10 miles north west of Kendal, 20 miles south of Keswick and 25 miles south west of Penrith. It is served by the A591, which travels in a north westerly direction to Ambleside and Keswick where it joins the A66, and south east to Kendal from where the A590, A684 and A6 all lead to the M6.

The town benefits from good communication links with frequent bus services to the surrounding local areas and shops in close proximity to the subject property. Additionally Windermere railway station connects the town to the West Coast mainline.

The Windermere Works is situated in the heart of the town in a primarily residential area just to the south of its retail core. The property is accessed off Ellerthwaite Road.



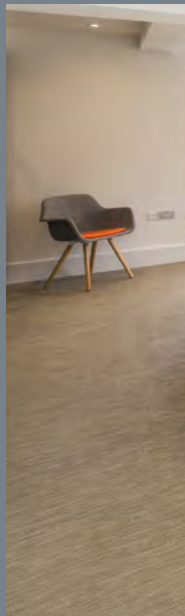
DESCRIPTION

The Windermere Works is a substantial mixed use building providing high specification office space and workshops with a large two bed flat on the top floor. The property comprises a three storey detached building of Lakeland stone construction with part rendered elevations the majority of which is beneath a pitched slate roof.

The office accommodation is arranged across the ground and first floor consisting of high specification meeting rooms, stylish open plan offices and partitioned workspaces. The specification is of a high standard throughout the entire building comprising; carpeted floors, air conditioning, fluorescent strip and recessed spotlighting. There are male and female WC's on each floor together with a communal kitchen.

The top floor flat comprises two bedrooms both with en suites, a large living room and a kitchen utility area.

Externally, to the front of the Business Centre there is a tarmacked surface car park with space for approximately 20 vehicles. The surrounds are landscaped and well maintained to a high standard.



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ACCOMMODATION

The property is arranged so as to provide the following accommodation:-

FLOOR	USE	SQ M	SQ FT
Ground	Office/Storage	423.90	4,563
First	Office	333.32	3,588
SUB TOTAL		757.22	8,151
Second	Residential	152.90	1,646
TOTAL GROSS INTERNAL AREA		910.12	9,797

TENANCY SCHEDULE

SUITE	START	END	RENT (POTENTIAL RENT)
GROUND FLOOR			
A+B	Vacant		(£18,000)
1	01/02/2018	31/01/2020	£6,750
2	01/09/2019	31/08/2021	£6,000
3	01/07/2018	30/06/2020	£7,150
4	Vacant		(£14,600)
5,6 & 7	01/07/2019	30/06/2020	£21,500
8	01/03/2018	28/02/2020	£7,000
9	01/02/2019	31/01/2021	£7,750
10	01/02/2019	31/01/2021	£7,000
FIRST FLOOR			
Meeting Space	Rolling		£1,500
Hot Desking	Rolling		£4,620
Sugar Store	Vacant		(£17,500)
Jelly 1	Vacant		(£3,500)
Jelly 2	Vacant		(£3,500)
Jelly 3	01/01/2019	Rolling	£5,750
Cellar	01/03/2019	Rolling	£360
Area 3/Rear Suite	01/02/2019	31/01/2021	£15,000
External Cellar	Vacant		(£2,000)
SECOND FLOOR			
Flat	01/06/2019	31/12/2019	£6,000 (£12,000)
TOTAL Current Income Fully Let			£96,380 (£161,480)

TENURE

Freehold

The property is let on flexible terms to a number of tenants in line with the ongoing Business Centre location. A summary of the basic lease terms for each tenant is provided opposite including potential rents.



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VAT

All figures within these terms are applicable for VAT where chargeable.

EPC

The property has an Energy Performance Rating of 95-D. A full copy of the EPC is available upon request.

CAPITAL ALLOWANCES

No capital allowances are available to pass on to the purchaser

PROPOSAL

Offers are being sought for the freehold interest in our client's property sold subject to the benefit of the existing tenancies and income.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

PHIL HUNTER

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WORKS**

