DM HALL

To Let

To Let - High Spec self contained office with double access door, and mezzanine level in a countryside location

Unit 2C, Low Cleabarrow Business Centre, Windermere, LA23 3FA



621 sq ft
(57.69 sq m)

- Excellent largely open plan space
- Added benefit of a mezzanine area
- Countryside location
- £12,000 per annum plus VAT and Service Charge
- Electric Vehicle Charging Points

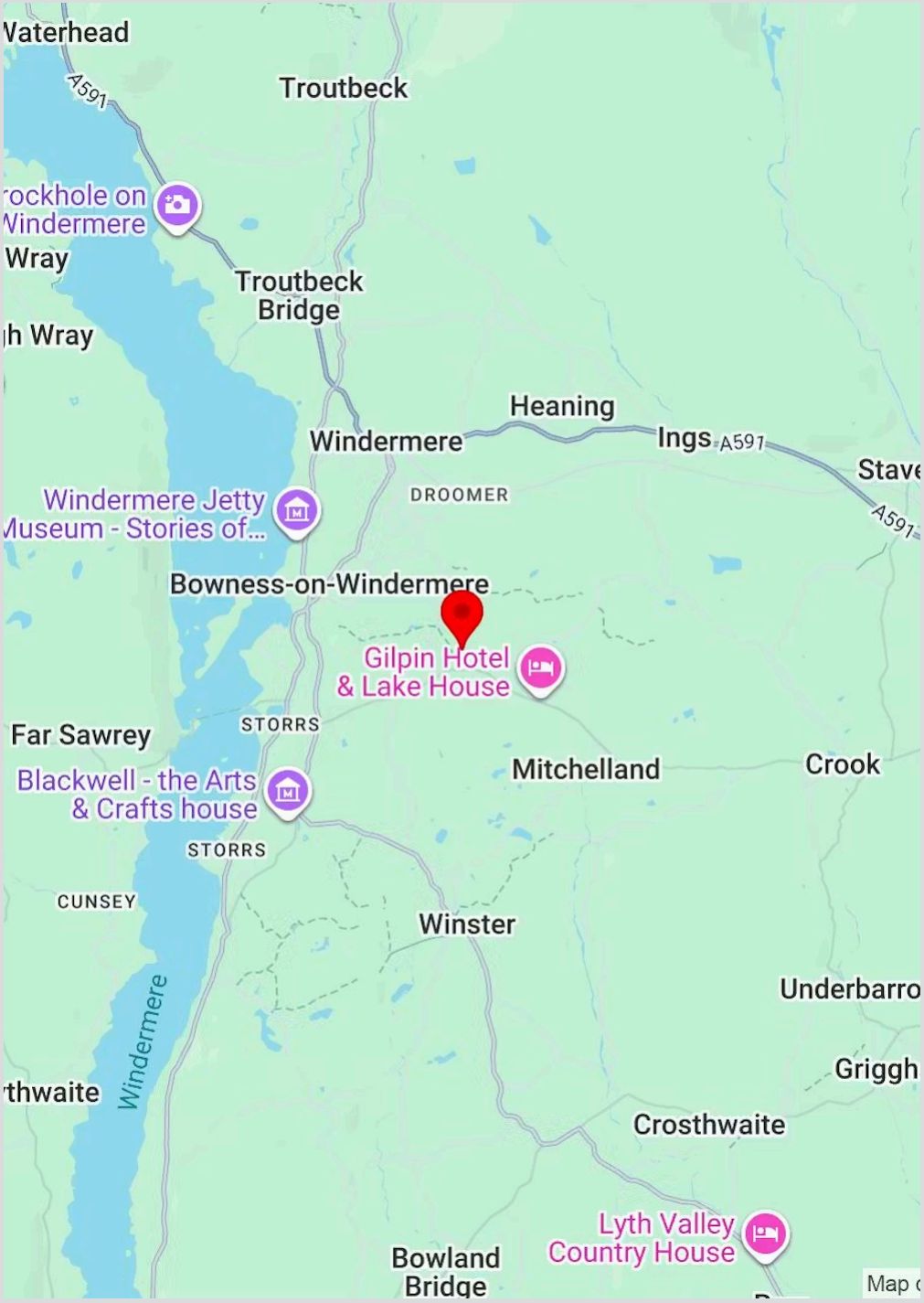
DESCRIPTION

Low Cleabarrow is a multi-let office facility offering modern, high-end office accommodation set around a picturesque countryside courtyard.

Unit 2C occupies a prominent front position on the site and benefits from an attractive, double-aspect glazed entrance. The main office area is arranged as open-plan space, with a kitchenette and WC facilities located to the rear. Stairs from the main office lead to a gallery/mezzanine level, suitable for additional office accommodation or storage.

The offices benefit from Thermaskirt heating throughout, and high-speed internet is installed, currently recharged at £27.50 per calendar month. There is ample on-site parking available.

There is also the added benefit of Electrical Vehicle Charging Points.
The office is available to let by way of a new lease, for a term of years to be agreed, at an asking rent of £12,000 per annum plus VAT, inclusive of water. A service charge of 10% is levied.



LOCATION

Low Cleabarrow is situated just off Crook Road, on the approach to Windermere from Kendal. The property enjoys a highly convenient position, lying approximately 7 miles from Kendal town centre and around 9 miles from the centre of Windermere, offering an excellent central location between the two.

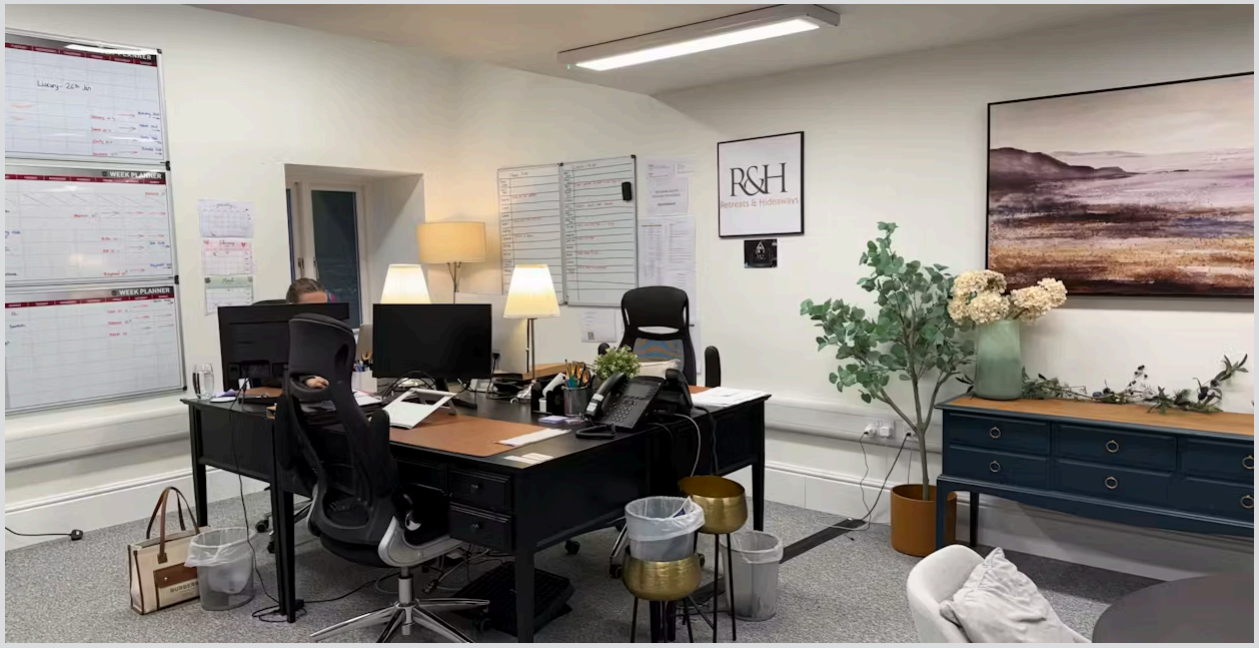
FLOOR AREA

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size
Ground	Ground	-	Office	420 sq ft
Mezzanine - Mezzanine Area	Mezzanine	Mezzanine Area	Office	201 sq ft
Total				

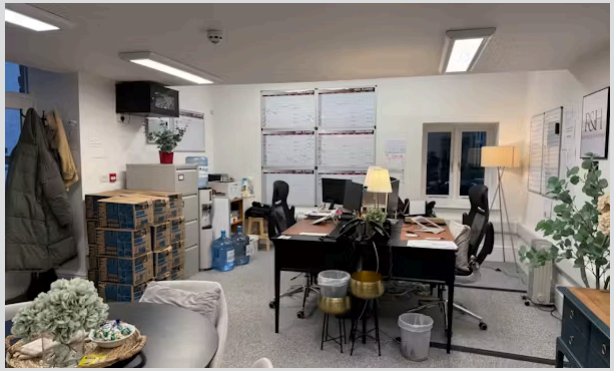
TERMS

Upon application











EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

VAT

To be confirmed

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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