



## To Let/For Sale

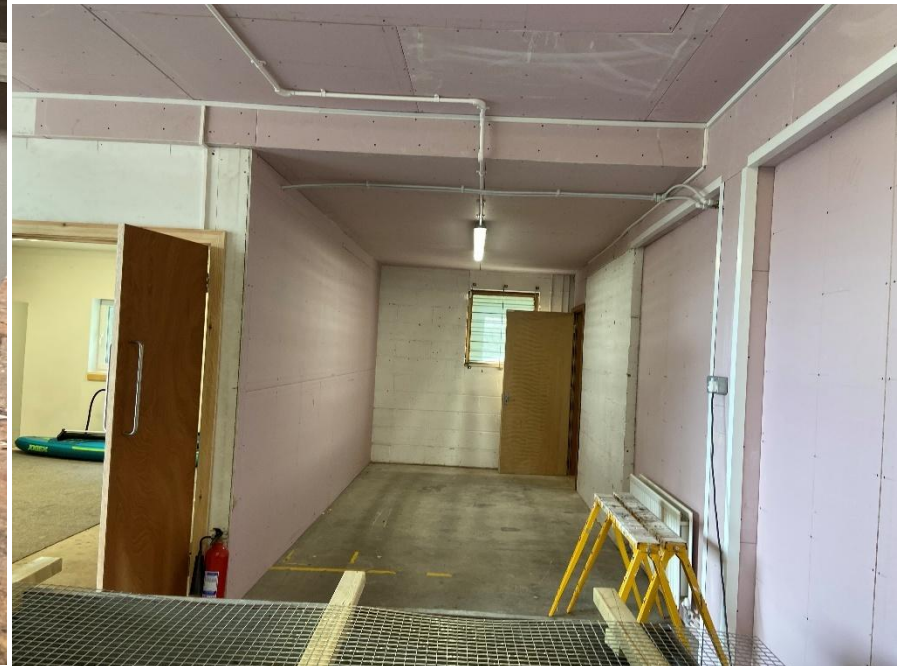
**Warehouse, Back  
Ellerthwaite Road,  
Windermere,  
Cumbria, LA23 2BL**

**3,250 Sq Ft | 301.92 Sq M**

**To let - £32,500 per annum  
For Sale - £375,000 for the  
freehold.**

- Rare opportunity
- Roller shutter access small yard to the front
- 3250 SQ FT
- To Let - £32,500 per annum  
For Sale - £375,000





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## Description

Set to the rear of Ellerthwaite Road, on a small established industrial park. This is an extremely rare opportunity to purchase or let a warehouse/industrial unit in Windermere. The property offers roller shutter access, which leads through to mainly open plan warehouse space. There is some internal partitioning within this space that could easily be removed to configure to any ingoing tenant requirements. Adjacent to the warehouse is a small office, currently used by the owner (however would be made available if requested). To the rear of this office, stairs lead up to further space, currently configured with a couple of small workshop/studio spaces and one large open plan space. The property offers any purchaser or a new tenant the option to refigure to suit their requirements as the property could be fully opened up internally offering one large space.

## Location

Located in the heart of Windermere, the property forms part of an established industrial estate with other occupiers to include Mountain Goat Tours, Windermere Ice Cream and Bespoke Aroma. Back Ellerthwaite Road is located approximately 1/2 mile from the centre of the village of Windermere, one of the prime honey-pot tourist destinations in The Lake District National Park. Winderemere benefits from good transport links with the M6 motorway being within 15 miles via J36.

## Accommodation

Area	SO FT	SO M
Ground Floor	1,888	175.4
First Floor	1,369	127.18
Overall GIA	3250	301.92
Total	3,250	301.92

## Services

We understand the property is connected with 3-phase electricity and gas.

## EPC

Energy Performance Asset Rating: TBC

## Terms

The property is available to let at a rent of £32,500pa on lease terms to be agreed, or for Sale at an asking price of £375,000.

## Money Laundering

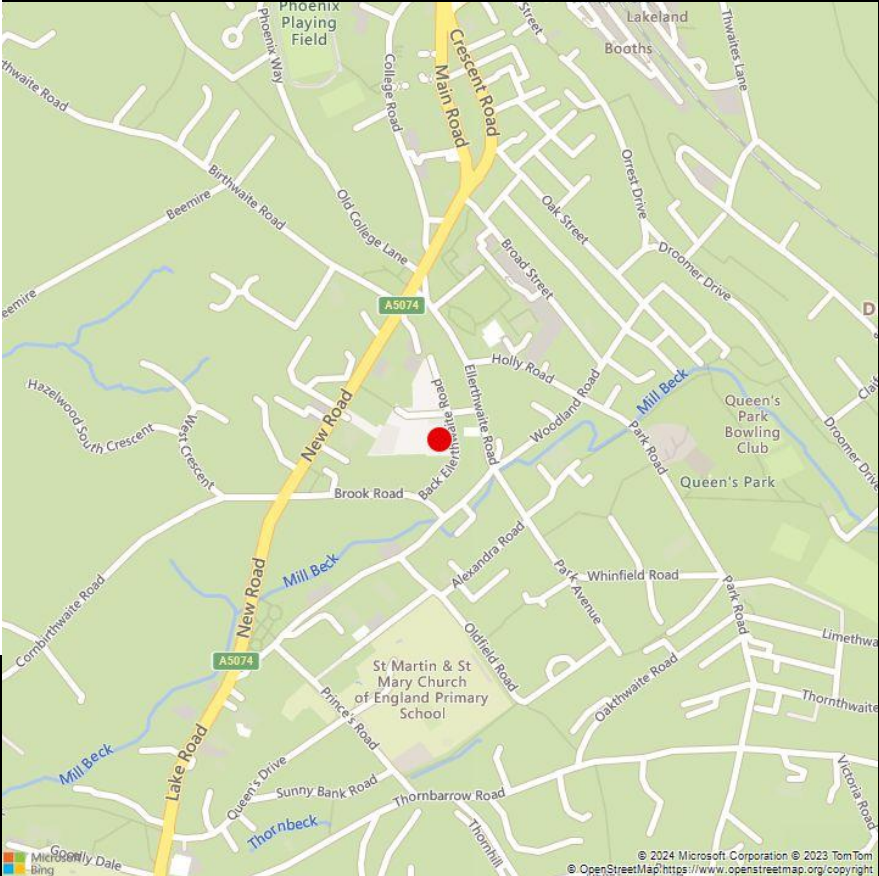
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

[caroline.hayton@dmhall.co.uk](mailto:caroline.hayton@dmhall.co.uk)



**Suzie Barron**

[suzie.barron@dmhall.co.uk](mailto:suzie.barron@dmhall.co.uk)

### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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## Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



## Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

