



To Let

Unit 1D, Low House Business Centre, Cleabarrow, Windermere, Cumbria, LA23 3NA

308Sq Ft | 28.57 Sq M

£6,500 per annum exclusive

- Countryside location
- High End office space
- Ground floor office with own Kitchenette
- £6500 plus VAT and service charge (currently 10%)



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Description

Low House Business Centre is a multi let office facility offering modern high end office spaces in a fabulous countryside courtyard location. The main property sits just off the Crook Road, and is accessed via a centralised access door, to the the ground are shared WC facilities. Office 1D is a ground floor office space, which is accessed just off the main entrance. The property offers an excellent airy space suitable for around 4 desks and offers its own kitchenette facility within. The offices have the benefit of thermaskirt heating throughout. High speed internet is also laid on to the property and currently recharged back to each office at £27.50 pcm.

Location

Situated in the Lake District and set in a peaceful countryside location just off the Crook Road and less than 2 miles from Windermere. Windemere is a popular location within the heart of the Lake District.

Accommodation

Area	SO FT	SO M
GIA	308	28.57
Total	308	28.57

Services

The property is connected to mains water and electricity. Heat is via a Biomass Boiler system. Charges are made in arrears according to usage.

EPC

Energy Performance Asset Rating: A

Terms

The offices are available to let by way of a new lease, for a period of 12 months to 3 years, at an asking rent of £6500 per annum plus VAT to include water. A service charge is levied on the space and currently is charged at 10%.

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

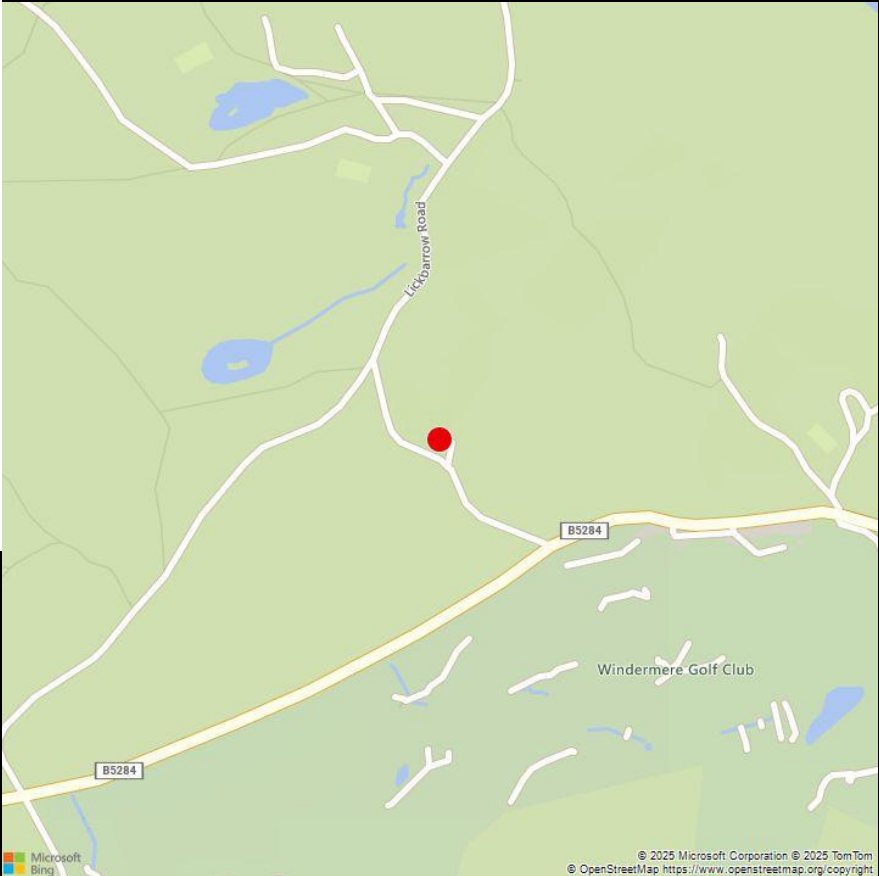
Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

Each office is separately rated for Business Rate purposes however, an ingoing tenant is likely to receive full business rate relief. Own enquiries should be made to the local authority.

VAT

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



Contact agent

Caroline Hayton

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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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CHARTERED SURVEYORS



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