



WINDERMERE WORKS

Space to connect, collaborate & create



windermereworks.com

“ We felt there was a vibrant entrepreneurial movement in South Lakes and wanted to create a space befitting of the creativity that so clearly abounds in the area ”

CONTENT

04 About us

08 Location

10 Schedule of accommodation

12 Floorplans

14 Get in touch

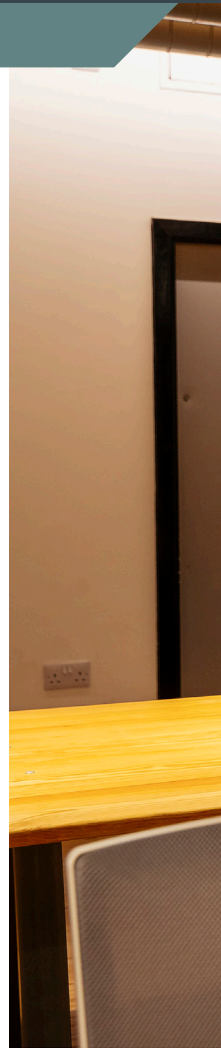
ABOUT US

We provide a vibrant, stylish and professional workspace with fantastic extras, right in the heart of Windermere. Whether you are an independent freelancer, a team of 20 or a business with 100 employees, if you're looking for somewhere fresh and inspiring to work, you've come to the right place.

Windermere Works started life in the 19th Century as a biscuit and cake works, supplying the likes of Fortnum and Mason with sweet treats. It was first purchased for office use in 1993 with a full transformation into chic industrial style office space for up and coming businesses in the Lake District.

Windermere Works aim is to provide a dynamic, vibrant, inspiring workspace for like-minded people and an escape from lonely, unproductive home working.

We also wish to foster up and coming businesses, growing with them from the starting point of a lone freelancer, right through to employing a full team of staff.



WINDERMERE WORKS



WHAT DO WE OFFER?

- Fully flexible leases (minimum 6 months)
- FREE on site parking
- FREE high speed internet access
- Perfect central Windermere location

WHAT'S INCLUDED AT



ALL-INCLUSIVE LICENCE FEE COVERS:

- Rental
- Gas
- Electric
- Water
- Insurance (buildings only)

CLEANING SERVICE

We employ a cleaning team to keep all of Windermere Works spick and span, so put away your feather duster and let us take care of the offices, so you can concentrate on those important business requirements

CAR PARKING

A rarity in the heart of Windermere, there are good car parking facilities available with limited on-site parking, free unlimited on street parking in the surrounding area and Broad Street Car Park just 400 yards away

WINDERMERE WORKS

Fully Flexible Office Space

Individual offices
From **152** sq ft to **902** sq ft

Full building (2 floors)
6,170 sq ft



OUR LOCATION



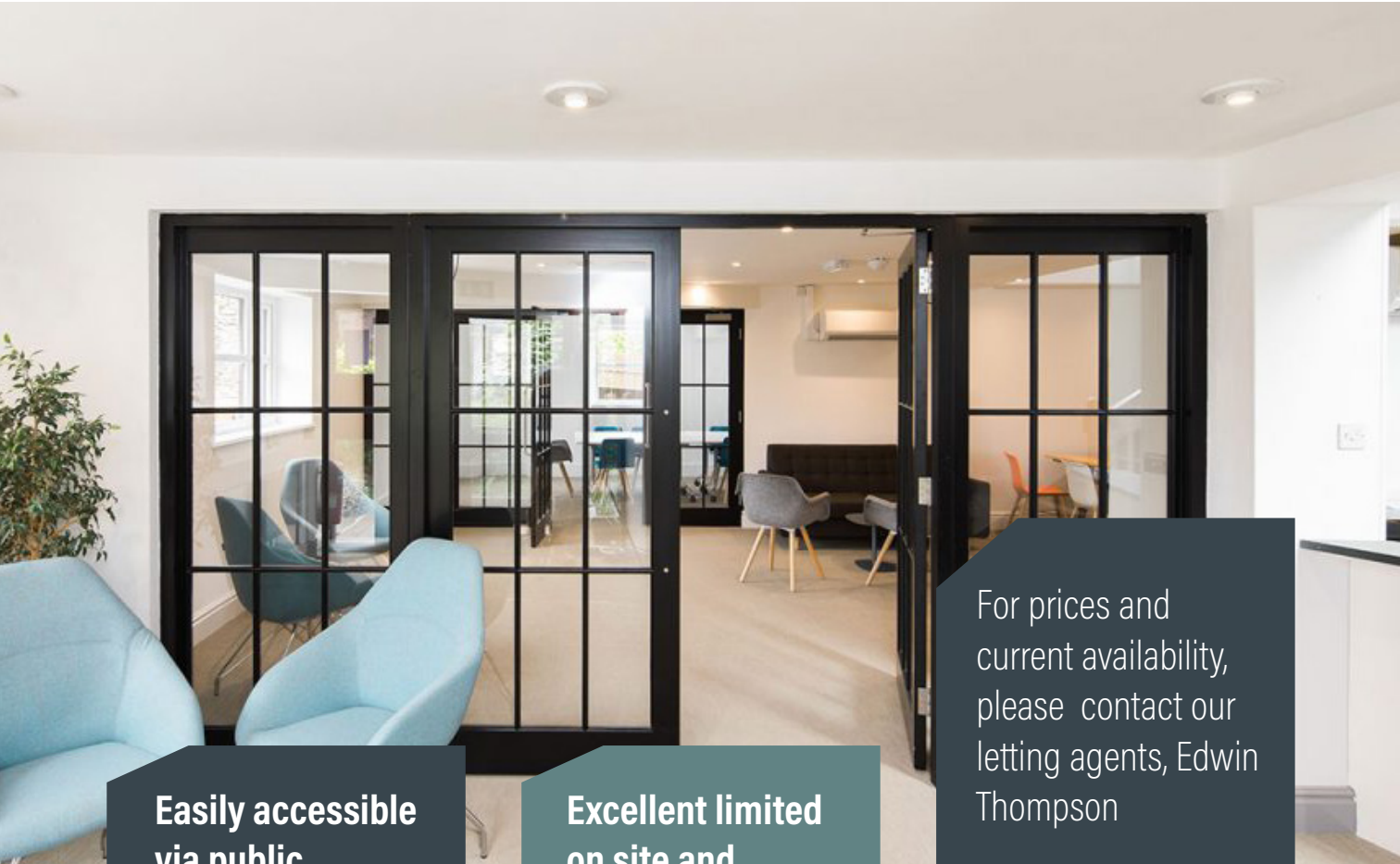
Windermere Works
Oldfield Court
Windermere
LA23 2HJ
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Approach via Ellerthwaite Road/Park Avenue
Limited on-site parking
Free unlimited on street parking in surrounding area
Broad Street Car Park 400yds approximately



WINDERMERE WORKS

WINDERMERE WORKS



**Easily accessible
via public
transport**

**Excellent limited
on site and
nearby parking**

For prices and
current availability,
please contact our
letting agents, Edwin
Thompson

01539 448811

SCHEDULE OF ACCOMMODATION

GROUND FLOOR OFFICES

AREA (SQ FT)

CONFERENCE ROOM (BIRCH) 340

LADYHOLME 515

HEN HOLME 902

SUGAR STORE 687

BAKE HOUSE 689

RECEPTION / LOUNGE (BELLE ISLE) 404

Total Ground Floor Office Space 3,537

NB: BELLE ISLE IS NOT AVAILABLE TO RENT AND THE CONFERENCE ROOM (BIRCH) CAN BE BOOKED ON A DAILY BASIS THROUGH **BILL SMITH** AT WINDERMERE WORKS

For Permanent Office Space prices and current availability, please contact our letting agents, Edwin Thompson and ask for Joe Ellis.

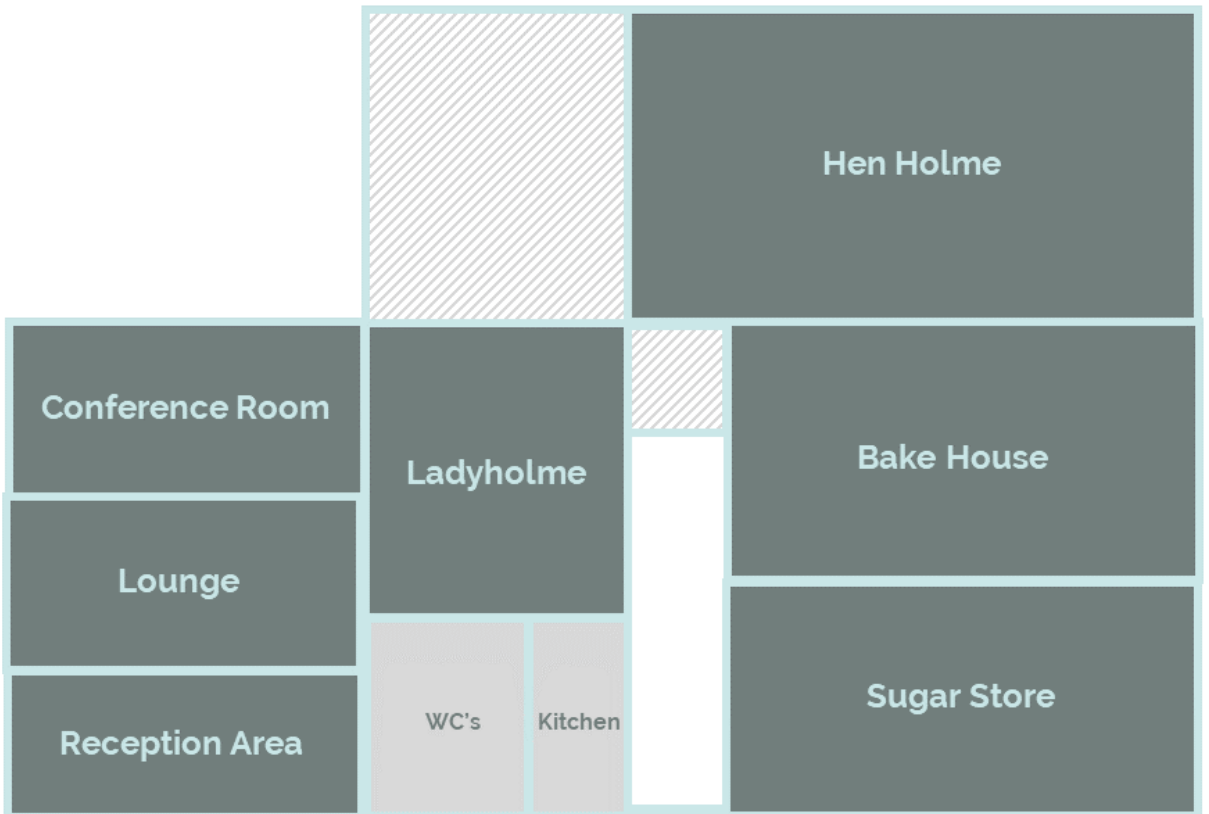
Tel: 015394 48811 Email: j.ellis@edwin-thompson.co.uk

WINDERMERE WORKS

FIRST FLOOR OFFICES	AREA (SQ FT)
WAINWRIGHT	346
ARMITT	198
RUSKIN	190
FORSTER	152
COLERIDGE	156
WORDSWORTH	398
COLLINGWOOD	633
CARR	174
POTTER	168
CUNLIFFE	168
Total First Floor Office Space	2,583

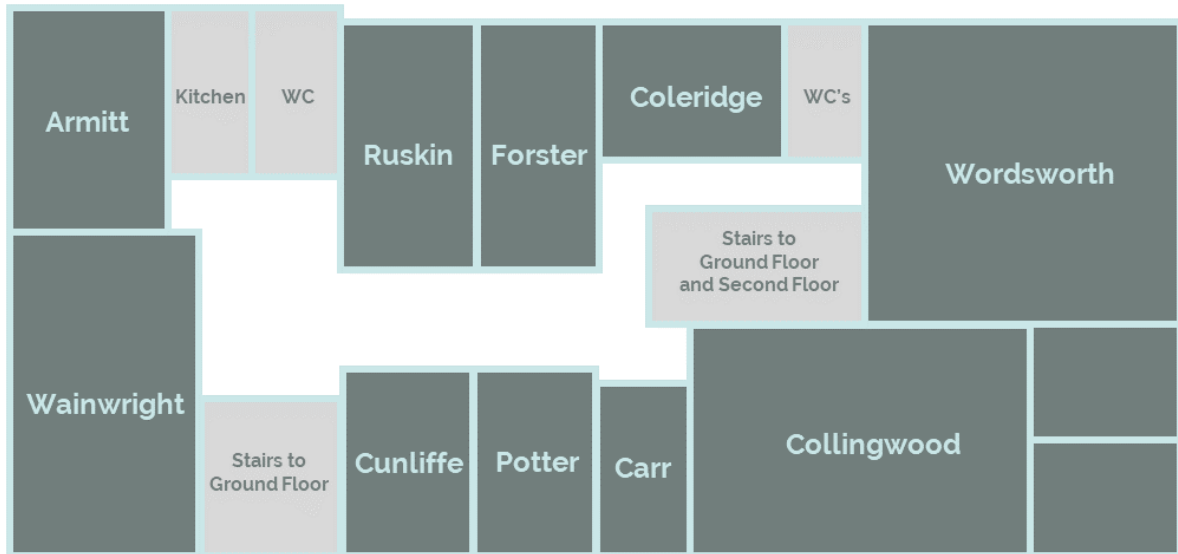
FLOOR PLANS

GROUND FLOOR



WINDERMERE WORKS

FIRST FLOOR



For prices and current availability, please contact our letting agents, Edwin Thompson and ask for Joe Ellis.

Tel: 015394 48811 Email: j.ellis@edwin-thompson.co.uk

GET IN TOUCH



JOE ELLIS
EDWIN THOMPSON

M: 07827 891385

T: 015394 48811

E: j.ellis@edwin-thompson.co.uk

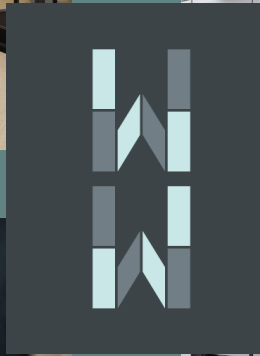
FOR ALL PERMANENT OFFICE SPACE ENQUIRIES, PLEASE CONTACT JOE ELLIS AT EDWIN THOMPSON AS ABOVE.

FOR ANY CONFERENCE ROOM ENQUIRIES, PLEASE CONTACT BILL SMITH AT WINDERMERE WORKS AS BELOW:

M: 07766 208082 / E: ENQUIRIES@WINDERMEREWORKS.COM

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PRIME OFFICE SPACE IN THE HEART OF WINDERMERE

OLDFIELD COURT
WINDERMERE
LA23 2HJ

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VISIT: WWW.WINDERMEREWORKS.COM



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