

# WINDERMERE WORKS



Space to  
Connect,  
Collaborate  
& Create

[windermereworks.com](http://windermereworks.com)



# WELCOME TO WINDERMERE WORKS

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We provide a vibrant, stylish and professional workspace with fantastic extras, right in the heart of Windermere. Whether you are an independent freelancer or a team of 20, 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 (hence our office space names), supplying the likes of Fortnum and Mason with sweet treats. It was bought by Harold Preston in 1993 and has been in the Preston family ever since with sons Gavin and Craig now taking the property forward and overseeing its evolution into chic industrial style office space for up and coming businesses in the Lake District.

Both Gavin and Craig are young (ish) hardworking professionals and appreciate the perils of 'working from home'. Through Windermere Works their aim is to provide a dynamic, vibrant, inspiring workspace for like-minded people and an escape from lonely, unproductive home working. They also wish to foster up and coming businesses, growing with them from the starting point of a lone freelancer, right through to employing a team of 20.

**WINDERMERE  
WORKS FOR BUSINESS**



# THE HOT DESK HUB

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If you need a flexible, but highly professional space then here it is. Ways of working have changed dramatically and more and more people find themselves home-based with all of the distractions that that can bring. There's no longer any need to annoy your local coffee shop owner by using their free broadband all day long and being concerned about the security of your laptop whilst you dash to the toilet, come to us and enjoy a buzzing, creative space. Be part of an inspiring business community.

Our Hot Desk Hub is industrial in style and ultra-contemporary, with character features remaining from the space's former life as a cake works. You'll share it with like minded people, wanting a creative environment in which to work, alongside a full service to ensure their image is impressively professional. Goodbye lonely home-working in pyjamas, hello chic city-style office.

- Use of our informal lounge
- Quality Printing
- Super fast internet and WiFi
- Opportunity to utilise our high specification Meeting Space

**WINDERMERE  
WORKS FOR ME**



# THE MEETING PLACE

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Our Meeting Place is available for you to hire whether you're a Windermere Works resident, hot-desker or have never even set foot through the door. It's brilliantly bright and airy with big windows and a huge screen for your videos and presentations. It comfortably seats up to 15 and we have a number of excellent local catering companies on hand so you can be well fed and watered throughout your gathering. If you want a modern, professional meeting space then you'll love the meeting place at Windermere Works.

You and your guests will be welcomed professionally by our receptionist and can make good use of our informal lounge pre and post meeting too.

- Free use for private office tenants and hot desk users depending upon which monthly package you opt for
- Receptionist on hand to welcome your guests
- Make use of our informal lounge
- Superfast ethernet and Wifi
- Quality printing
- Sparkling washroom and kitchen facilities
- Pay and display car parking just a five minute walk away
- Plus our Hot Desk Hub is available to hire if you'd like to catch up on work after your meeting

**WINDERMERE  
WORKS FOR FLEXIBILITY**



# BAKE HOUSE & SUGAR STORE

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We have two spacious offices available for long-term hire, fondly named The Bake House and Sugar Store in homage to our building's former life. Each comfortably accommodates up to 20 people and can be subdivided as you like. We want you to make them your own and so when you commit to us, we will work with you to paint the walls and carpet the floors to your taste; we can even provide parking spaces too – a rarity in the centre of Windermere.

Both spaces are on the ground floor of Windermere Works and will provide you with a professional office image and address – perfect for growing companies. As a Windermere Works tenant you'll get to make use of all of our facilities and services.

The Bake House and Sugar Store are each available to hire on a minimum lease of one year. We also have smaller first floor office space available for lease for between 2 to 6 people. We'll be delighted to show you round.

- A Reception area, manned Monday to Friday
- Cleaning service so your offices are kept immaculate
- A limited number of car parking spaces
- Superfast internet
- Serviced telephone lines
- Sparkling washroom and kitchen facilities
- Ground Floor location, fully accessible
- Plus our Meeting Space is available to hire as and when for your business gatherings in addition to the free use you will have included in your package.





# WHAT'S INCLUDED?

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Windermere Works Hot Desk Hub, Meeting Place and office spaces are all highly professional and fully serviced – they come with the following as a given...

## **SUPER FAST INTERNET**

We know how important it is for you to have speedy connectivity so we have provided you with a super speedy internet service. You can check your email, surf the web and sync your calendar, without ploddy broadband slowing you down.

## **BUSINESS CLASS PRINTING**

Your time at Windermere Works includes access to a high quality printer – every detail matters in maintaining your company image, so we've ensured that the technology we provide you with will make you look good.

## **CLEANING SERVICE**

We employ a cleaning team to keep all of Windermere Works spick and span so put your feather duster away – we'll take care of it so you can concentrate on business.

# PRICING

On Demand	Drop in Package	Hot Desk	Dedicated Desk	Private Office
<p><b>£50 / month*</b></p> <p>*Intro discounts for 12 month plans</p> <ul style="list-style-type: none"> <li>■ Two days per month /Four Half days included.</li> <li>■ Access 8am till 8pm, Monday to Friday</li> <li>■ Pay-as-you-go plan. Book workspace for a day.</li> </ul> <p><b>BEST FOR</b></p> <ul style="list-style-type: none"> <li>■ Individuals and freelancers</li> <li>■ Business Travellers</li> <li>■ Less than a week per month</li> </ul>	<p><b>£100 / month*</b></p> <p>*Intro discounts for 12 month plans</p> <ul style="list-style-type: none"> <li>■ Five days per month included/Ten half days.</li> <li>■ Access 8am till 8pm, Monday to Friday</li> <li>■ Guaranteed workspace in a common area at one location. Just bring your laptop, pick an open seat, and get to work.</li> </ul> <p><b>BEST FOR</b></p> <ul style="list-style-type: none"> <li>■ Individuals and freelancers</li> <li>■ One week per month</li> </ul>	<p><b>£200 / month*</b></p> <p>*Intro discounts for 12 month plans</p> <ul style="list-style-type: none"> <li>■ Come in anytime we are open.</li> <li>■ Access 8am till 8pm, Monday to Friday</li> <li>■ Guaranteed workspace in a common area at one location. Just bring your laptop, pick an open seat, and get to work.</li> </ul> <p><b>BEST FOR</b></p> <ul style="list-style-type: none"> <li>■ Remote &amp; part-time workers</li> <li>■ Client meetings</li> <li>■ More than a week per month</li> </ul>	<p><b>£275 / month*</b></p> <p>*Intro discounts for 12 month plans</p> <ul style="list-style-type: none"> <li>■ Come in anytime we are open.</li> <li>■ Access 8am till 8pm, Monday to Friday</li> <li>■ A desk of your own in a shared space at one location.</li> <li>■ You'll set up shop in the same spot each day.</li> </ul> <p><b>BEST FOR</b></p> <ul style="list-style-type: none"> <li>■ Start-ups and small agencies</li> <li>■ Collaboration and growth</li> <li>■ Everyday use</li> </ul>	<p><b>Starting from £650 / month</b></p> <p><b>Minimum 1 year contract</b></p> <ul style="list-style-type: none"> <li>■ Access 8am till 8pm, Monday to Friday</li> <li>■ Enclosed, lockable offices can accommodate teams of any size.</li> <li>■ Can be fully furnished, and is customizable to your company's needs.</li> </ul> <p><b>BEST FOR</b></p> <ul style="list-style-type: none"> <li>■ Growing businesses with 2 - 6 people. (Private spaces available for larger, more established businesses)</li> <li>■ Everyday use</li> </ul>
<p><b>VISIT OUR WEBSITE FOR FULL FEATURES <a href="http://WINDERMEREWORKS.COM/PRICING">WINDERMEREWORKS.COM/PRICING</a></b></p>				

# WINDERMERE WORKS

For Hot Desk Hub enquiries, Meeting Place bookings, to request a show round and to find out more about The Bake House and Sugar Store, please just get in touch...

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