The background is a close-up photograph of a stone wall, likely made of slate or similar layered rock. The stones are in various shades of grey, brown, and tan, with visible textures and cracks. A large, dark teal geometric shape, resembling a stylized 'W' or a large letter, is overlaid on the right side of the image. The text is placed within the teal area.

# WINDERMERE WORKS

Space to connect, collaborate & create

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

# CONTENT

“ 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 ”

04 About us

08 Location

10 Schedule of accommodation

12 Floorplans

14 Get in touch

# ABOUT US

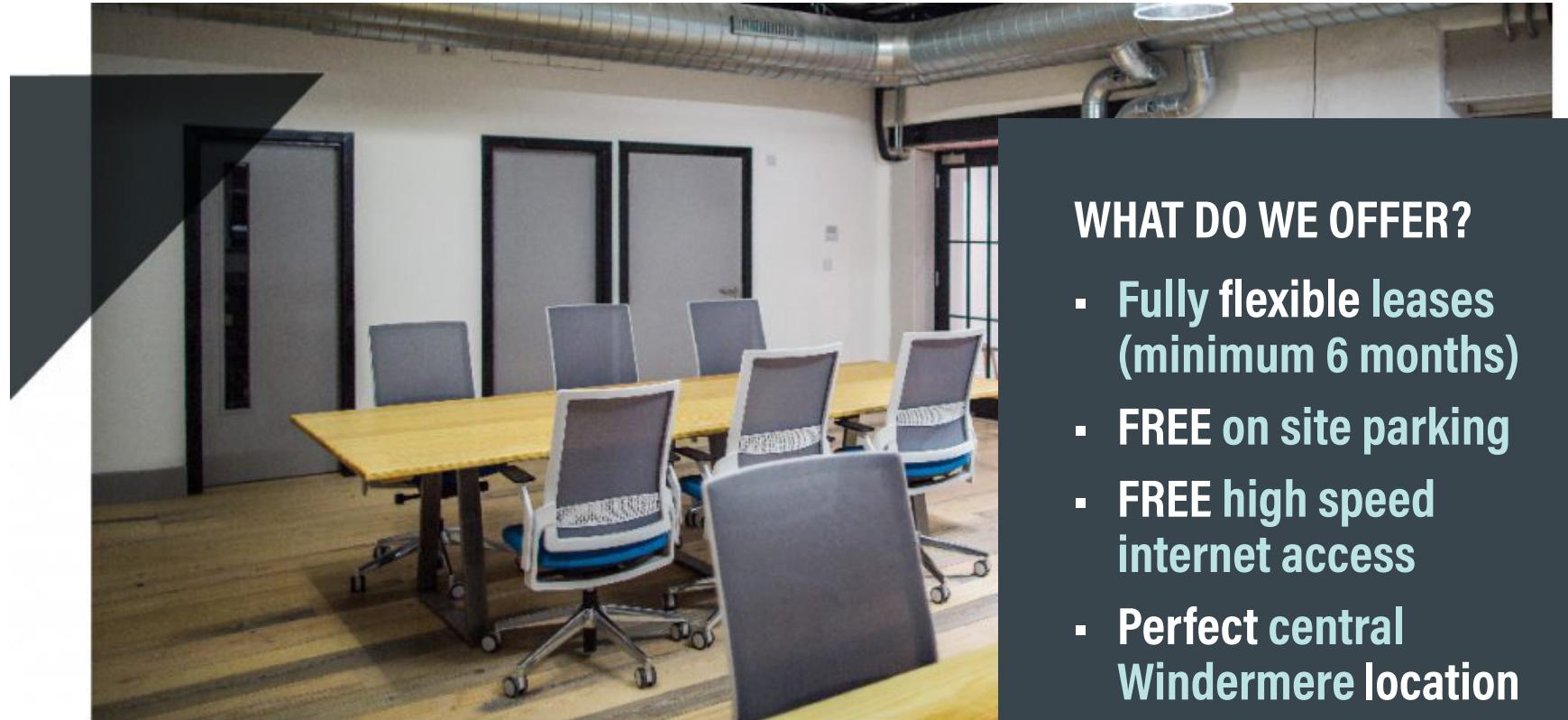
We provide a vibrant, stylish and professional workspace with fantastic extras, right in the heart of Windermere. Whether you are an independent freelancer, a team of 20 or a business with 100 employees, if you're looking for somewhere fresh and inspiring to work, you've come to the right place.

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

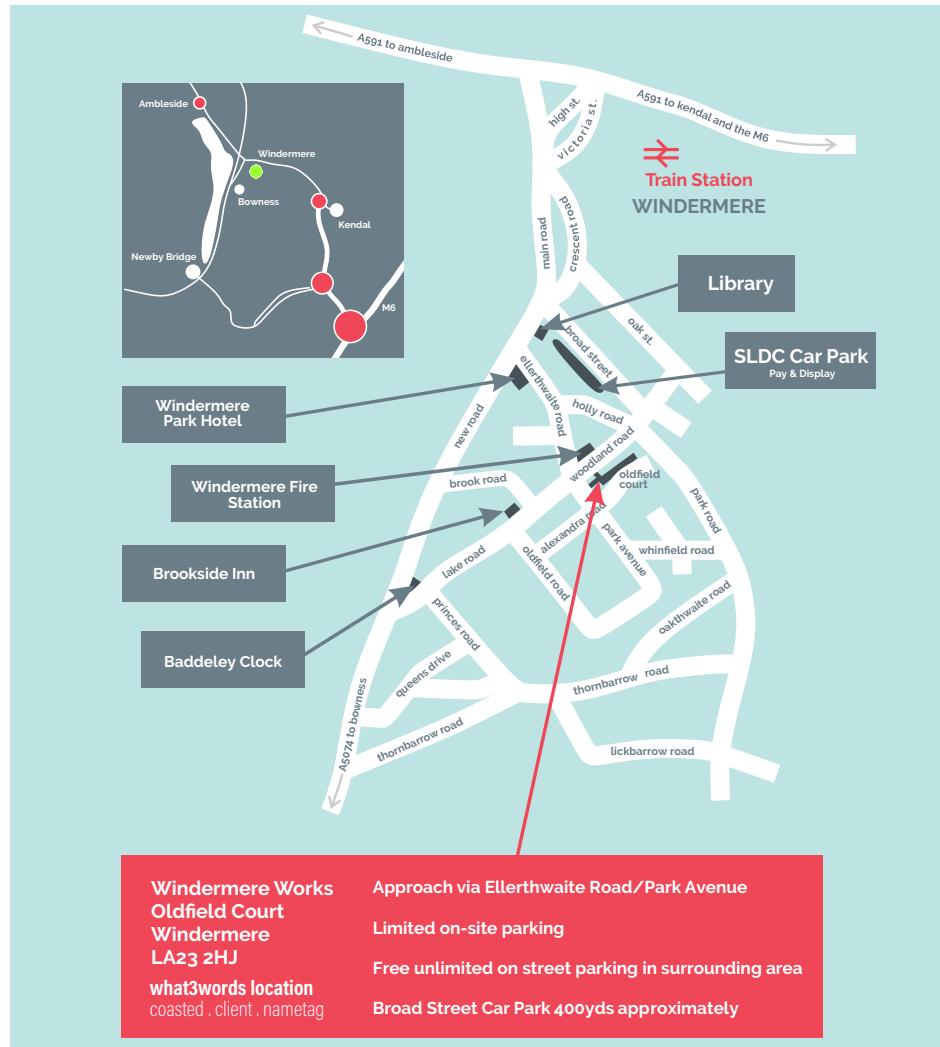


## Fully Flexible Office Space

Individual offices  
From **154** sq ft to **1,219** sq ft

Full building (2 floors)  
**6,872** sq ft

# OUR LOCATION



**Windermere Works**  
**Oldfield Court**  
**Windermere**  
**LA23 2HJ**  
**what3words location**  
 coasted . client . nametag

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



**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)
BIRCH	744
LADYHOLME	515
HEN HOLME	1,160
SUGAR STORE	687
BAKE HOUSE (including basement)	1,219
<b>Total Ground Floor Office Space</b>	<b>4,325</b>

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

**Tel: 01539 448811 Email: [windermere@edwin-thompson.co.uk](mailto:windermere@edwin-thompson.co.uk)**

# WINDERMERE WORKS

FIRST FLOOR OFFICES	AREA (SQ FT)
WAINWRIGHT	346
ARMITT	198
RUSKIN	154
FORSTER	152
COLERIDGE	156
WORDSWORTH	398
COLLINGWOOD	633
CARR	174
POTTER	168
CUNLIFFE	168
<b>Total First Floor Office Space</b>	<b>2,547</b>

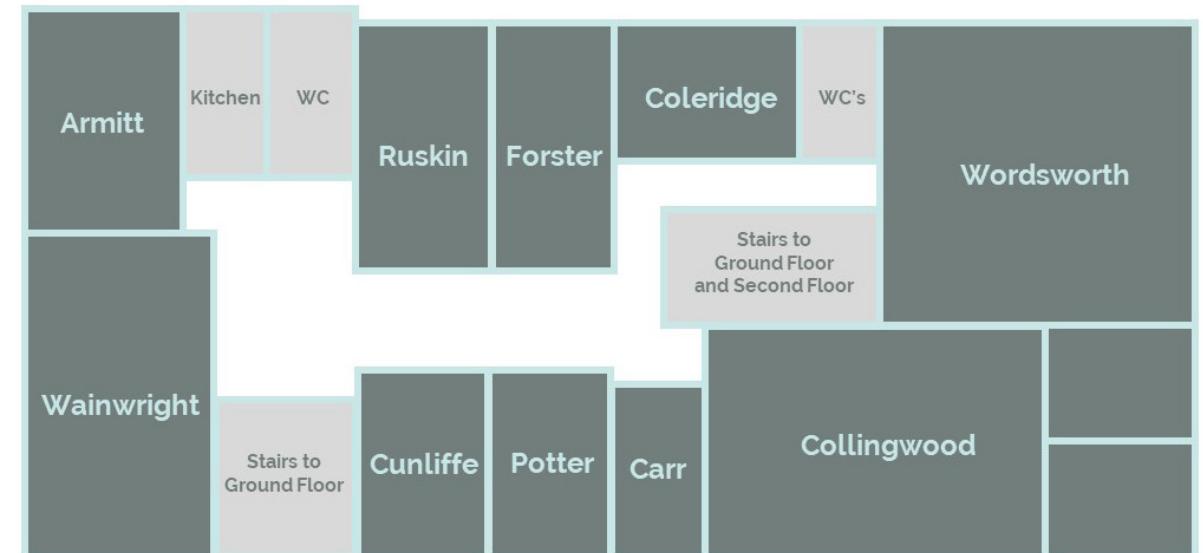
# FLOOR PLANS

## GROUND FLOOR



# WINDERMERE WORKS

## FIRST FLOOR



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

**Tel: 01539 448811 Email: [windermere@edwin-thompson.co.uk](mailto:windermere@edwin-thompson.co.uk)**

# GET IN TOUCH



**SUZIE BARRON - EDWIN THOMPSON**

M: 07540 955045 E: [s.barron@edwin-thompson.co.uk](mailto:s.barron@edwin-thompson.co.uk)



**JOE ELLIS - EDWIN THOMPSON**

M: 07827 891385 E: [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

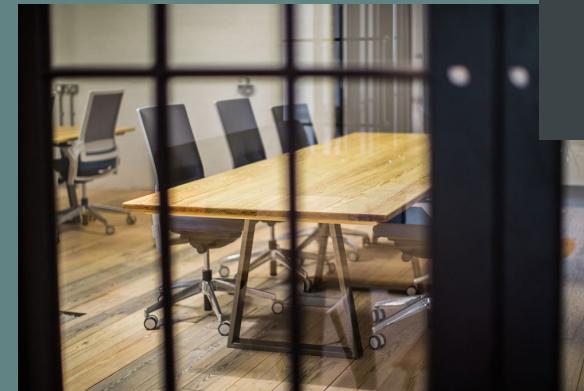


**BILL SMITH - WINDERMERE WORKS**

M: 07766 208082 E: [enquiries@windermereworks.com](mailto:enquiries@windermereworks.com)

PERMANENT OFFICE SPACE - CALL SUZIE OR JOE  
TEMPORARY OFFICE SPACE ONLY - CALL BILL SMITH

# WINDERMERE WORKS



# WINDERMERE WORKS

PRIME OFFICE SPACE IN THE HEART OF WINDERMERE

OLDFIELD COURT  
WINDERMERE  
LA23 2HJ

what3words location: coasted . client . nametag

VISIT: [WWW.WINDERMEREWORKS.COM](http://WWW.WINDERMEREWORKS.COM)



SCAN ME