

TO LET Modern High Specification Offices

Cumbria Tourism Business Centre, Windermere Road, Staveley, Cumbria LA8 9PL

**Edwin
Thompson**



- Excellent Business Suites available – Suite 1 971 sq ft and Suite 2 957 sq ft
- Reception facilities and onsite meeting rooms to hire
- IT network with fibre broadband
- Dedicated on site car parking spaces
- All-inclusive rents from £1,595 per month

Ref: D1161

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LOCATION

The Cumbria Tourism Business Centre is located on Windermere Road, the main road through the village of Staveley in the Lake District, Cumbria. The subject property is approximately 4 miles North West of Kendal and circa 3.5 miles to the East of Windermere.

Staveley is a highly sought after and attractive village and has a traditional post office, Spar and a good popular pub, The Eagle & Child. It is also home to Staveley Mill Yard, which houses a selection of businesses and eateries and is consistently busy with locals and visitors alike.

Staveley is situated in the Lake District National Park which was designated in 1951, is the largest National Park in England and was recently awarded UNESCO World Heritage Status. It covers 2,362 square kilometres following the extension of its boundaries in August 2016 and makes up a third of the total area of Cumbria extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 41,100 (2011 Census) and attracts approximately 18,410,000 visitors each year with tourism being the major industry. (Source – Lake District National Park).



There is a train station in Staveley providing local train services to Kendal and Oxenholme Station which is on the main North West Virgin Train Line providing easy access to Edinburgh, Manchester and London Euston as well as regular bus services.

DESCRIPTION

The Business Centre provides modern office accommodation within the attractive village of Staveley.

The available offices are situated within a serviced environment benefitting from a manned reception (during normal office hours), conference room to hire and kitchen facilities.

The accommodation is carpeted, with painted plaster walls and ceilings incorporating spot lighting and double glazing throughout.

The accommodation also benefits from:

- A formal business address with reception facility
- IT network with fibre broadband
- Office furniture - including desks, chairs and filing cabinets
- Kitchen facilities and communal area
- Cleaning of the common areas
- Male, female and disabled WC's
- Recycling and waste collection

ACCOMMODATION

There are currently 2 business suites available:

Suite 1	90.20 sq m	(971 sq ft)
Suite 2	88.90 sq m	(957 sq ft)

LEASE TERMS

The suites are available for a term to be agreed at the following cost:

Suite 1 - £19,420 per annum exclusive
Suite 2 - £19,140 per annum exclusive



The above rents are inclusive of service charge which includes, general maintenance and repairs of the building and communal areas, cleaning of shared areas, outside maintenance (garden and parking areas) and insurance of common areas.

RATEABLE VALUE

We understand from the VOA website that the suites have the following Rateable Values:

- Suite 1 - £6,900 per annum
- Suite 2 - £6,500 per annum

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 01539 733 333.

EPC

An Energy Performance Certificate has been commissioned and will be available in due course.



VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Suzie Barron – s.barron@edwin-thompson.co.uk

Tel: 015394 48811

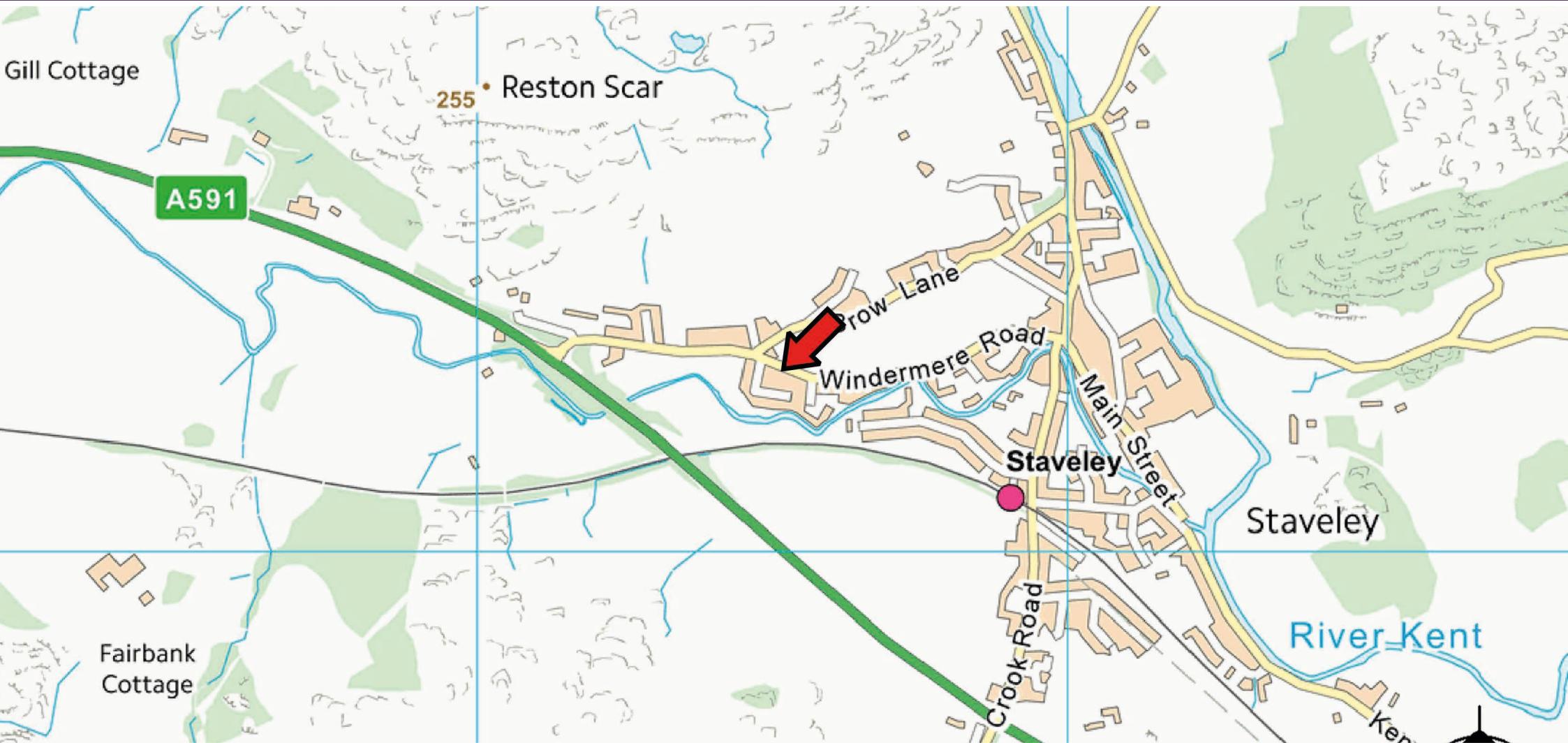
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