

ON THE INSTRUCTIONS OF:



WORKINGTON

WINDERMERE HOUSE
1 PEART ROAD
DERWENT HOWE, CA14 3YT

TO LET

FROM 148 - 3,249 sq ft
(13.75 - 301.83 sq m)



**QUALIFYING OCCUPIERS MAY BENEFIT
FROM 100% SMALL BUSINESS RATES RELIEF**

LOCATION

Workington is one of the main commercial centres in West Cumbria being located approximately 35 miles south west of Carlisle and some 40 miles west of Junction 40 of the M6 Motorway at Penrith. Derwent Howe is a commercial and industrial estate, located to the south west of Workington town centre.

For identification purposes only, the subject property is shown hatched red on the attached plan.

DESCRIPTION

Windermere House is a two storey office building of brick and slate construction which has been refurbished relatively recently. The accommodation comprises nine individual office units with shared kitchen and toilet facilities over two floors. There is on street parking available immediately outside the building and in the close vicinity. Offices are available in combination or individually, subject to availability.

ACCOMMODATION

OFFICE	FLOOR AREA SQ FT	FLOOR AREA SQ M	RENT PER MONTH	RATEABLE VALUE 2019/2020
2 Ground Floor	760	70.60	£650	£3,700
4A Ground Floor	148	13.75	£150	£810
7 - First Floor	1,176	109.25	£690	£5,200
8 - First Floor	1,165	108.23	£680	£5,000

TERMS

To let on an internal repairing basis inclusive of service charge and buildings insurance for a flexible term to be agreed.

SERVICES

Mains electricity, water and drainage are laid on to the property.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of E-115.

COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen. For further information contact:-

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**Details amended
January 2020**



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