



Deals Winner 2009

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TO LET

“HIGH-QUALITY OFFICES”

‘PATTINSON HOUSE’
BERESFORD ROAD
BOWNESS-ON-WINDERMERE
LA23 2JG



APPROXIMATE TOTAL FLOOR AREA: 750 SQ FT – 1,576 SQ FT

LOCATION The property is located on Beresford Road just off Lake Road within Bowness-on-Windermere. The property is within easy walking distance of Bowness town centre where all associated amenities are located including various national banks. Bowness is accessed off Junction 36 of the M6 motorway via the A591 the main road connecting Windermere to Keswick. The main line railway connection is located approximately 8 miles south west at Oxenholme.

Occupiers within the vicinity include Applethwaite Homes and The Eric Wright Group.

DESCRIPTION

The property affords a substantial four-storey stone built property arranged over lower ground, ground, first and second floor levels which have been refurbished to provide high quality, modern specification office accommodation. The office suites benefit from the following features:

- Carpeted throughout
- CAT II lighting
- Perimeter trunking incorporating data and telephony cables
- Double glazed velux and sash windows
- Gas fired central heating
- Kitchen and WC facilities
- Full fire alarm system

ACCOMMODATION

Approximate Net Internal Areas:

First Floor	826 sq ft	76.74 sq m
Second Floor	750 sq ft	69.68 sq m
Total	1,576 sq ft	146.41 sq m

*The accommodation is available on a floor by floor basis, or alternatively the two suites can be combined to create one large office. Each suite will be allocated car parking provisions.

TERMS

The suites are available by way of a new three year on an internal repairing and insuring basis.

RENTAL

First Floor	£10,500 per annum exclusive
Second Floor	£9,500 per annum exclusive

SERVICE CHARGE

A nominal service charge will be payable to cover the costs associated with the maintenance and upkeep of the common areas

SERVICES

All main services are connected.

RATEABLE VALUE

To be assessed.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for their own legal costs in connection with the transaction.

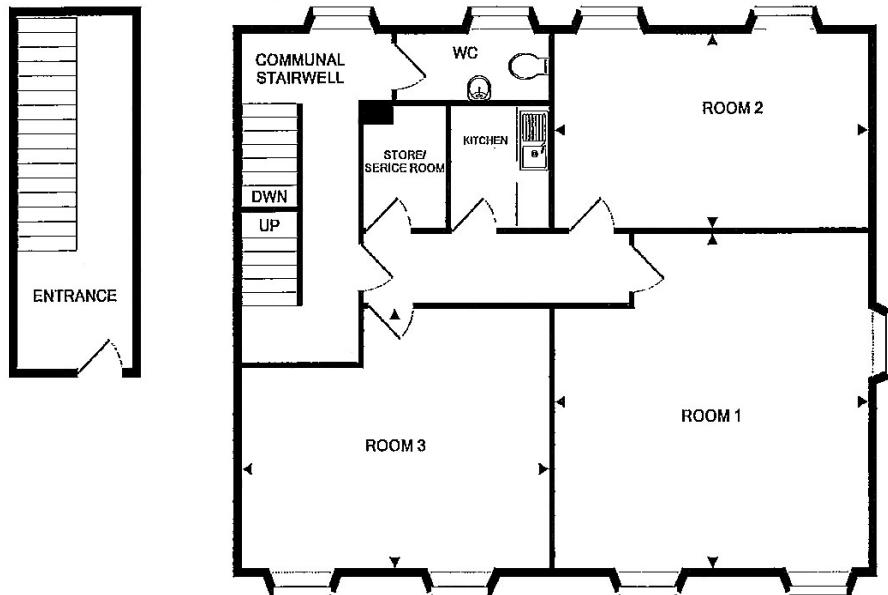
VIEWING

Mark Harrison T: 01772 769000 E: mark@pinkus.co.uk

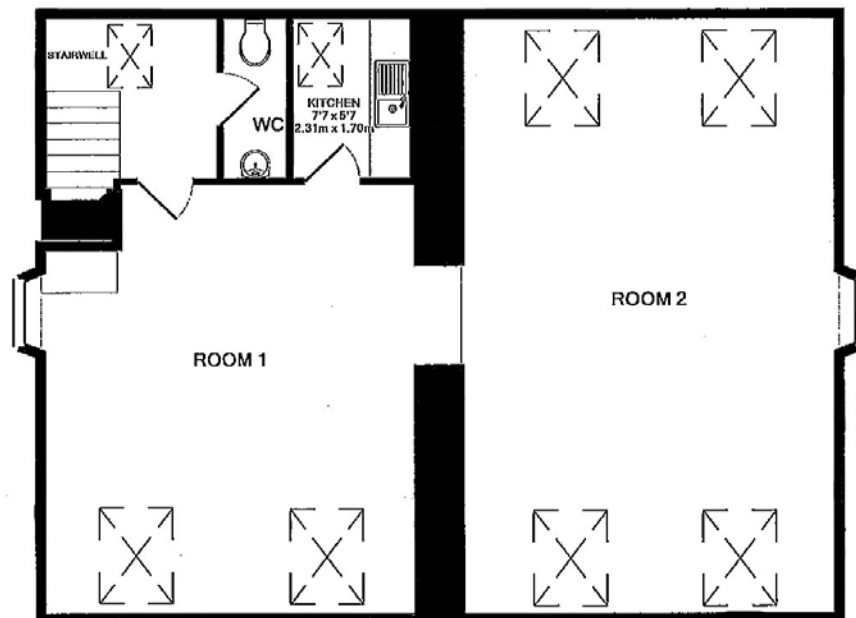
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FIRST FLOOR



SECOND FLOOR



Bowness, Cumbria, England

