

Low Cleabarrow Business Centre

Windermere Cumbria



OFFICES TO LET

**From 220 sq ft to 4,700 sq ft of office accommodation
available as a whole or individual units.**



MATSON GROUND
ESTATE COMPANY LTD

A stunning location...



in a peaceful setting...



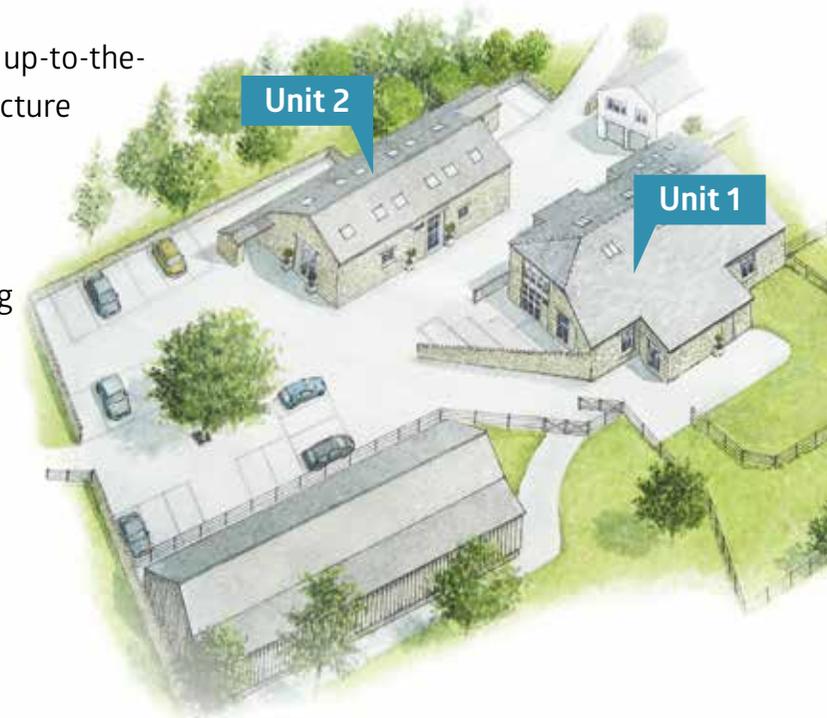
for your business to flourish...



“ The average person spends so much of their daily life behind a desk. Low Cleabarrow Business Centre offers quality surroundings enabling a relaxing yet highly productive atmosphere ”

Low Cleabarrow Business Centre

- A superb location to promote your company's image with easy and accessible links to local and national road and rail networks
- In-house support and maintenance team
- High quality offices supported by up-to-the-minute communications infrastructure
- Set in stunning countryside with nearby public footpaths
- On-site showers and cycle parking
- Free parking
- 24 hour, 7 days a week access
- Competitive rates



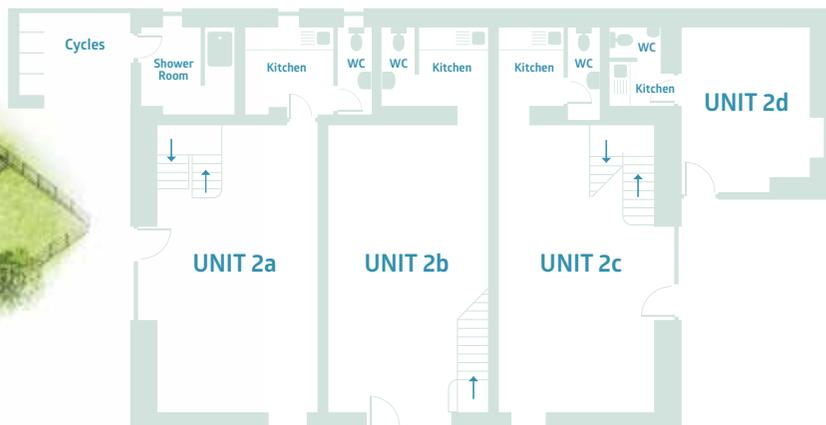
Unit 1 - Ground Floor



Unit 1 - First Floor



Unit 2 - Ground Floor



Unit 2 - First Floor



The Matson Ground Estate

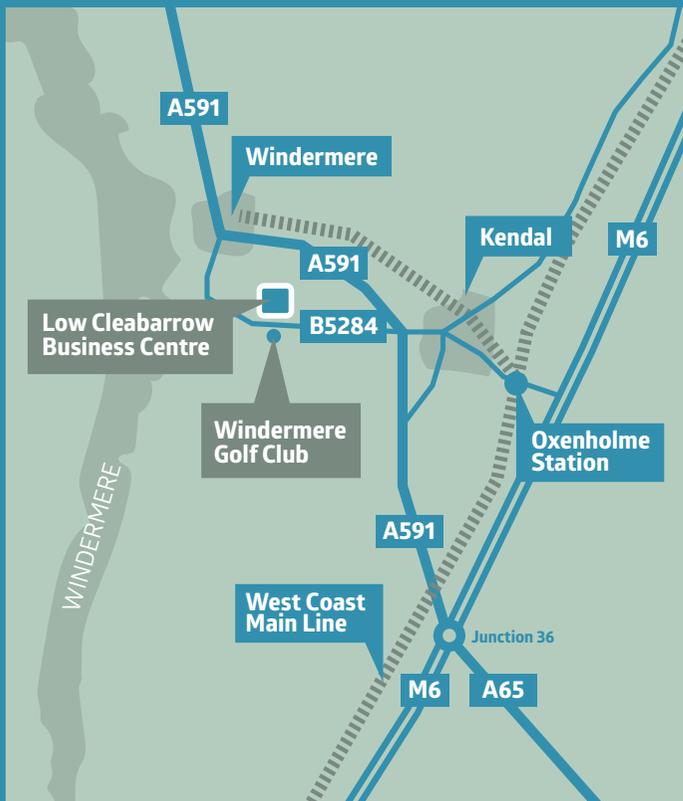
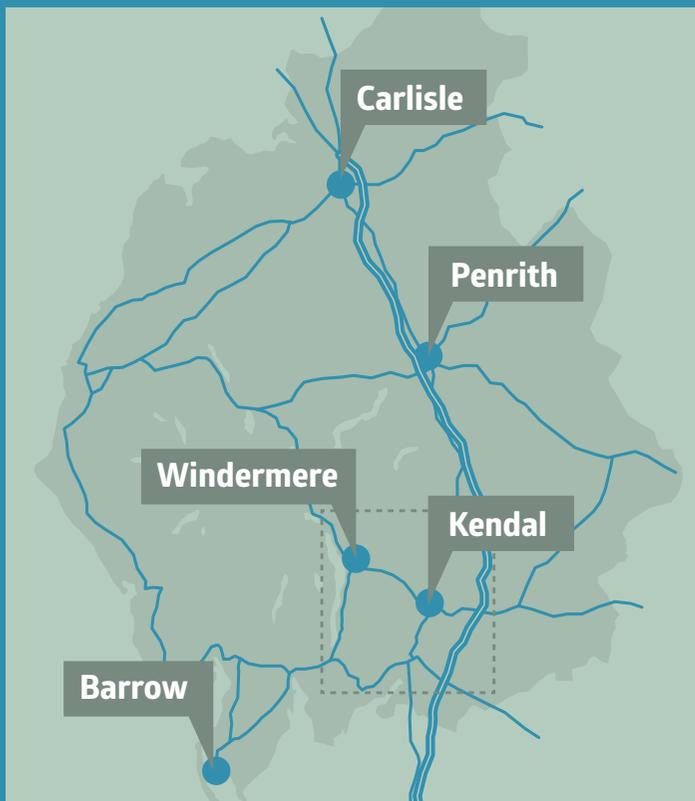
The Estate consists of 450 hectares of farmland and woodland and has 23 residential properties and 9 holiday cottages in the Windermere and Patterdale area.

The Estate is close to Windermere and is set in the stunning countryside of the Lake District. Following the success of Low House Business Centre, the Estate is creating a second office development, Low Cleabarrow Business Centre, which will offer a variety of office sizes and styles. Whether you are a small business looking to relocate or a large company seeking more scenic surroundings for you and your staff, Low Cleabarrow Business centre has an office to suit.

Accommodation & Specification

- The offices have been designed to provide flexible space to suit individual occupiers
- Up-to-the-minute communications infrastructure
- Free car parking
- On-site showers.

Floor plans for guidance purposes only.



Location

- Low Cleabarrow Business Centre is located 2.2 miles from Windermere just off the Crook Road (B5284)
- 7 miles to Kendal
- 13 miles to M6 Junction 36

Rail Services

- Windermere - 2.4 miles
- Oxenholme - 9 miles

Airports

- Manchester Airport - 1 hour 44 mins
- Liverpool - 1 hour 52 mins
- Blackpool - 1 hour 20 mins

Terms and Viewing

Offices at Low Cleabarrow Business Centre are available to let on flexible terms

To arrange a viewing please contact

The Estate Office
 Matson Ground
 Windermere
 LA23 2NH

Tel: 015394 45756
 Mob: 07503 730370

www.mgecl.co.uk



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