

**On Instructions from the Forestry Commission**

**To Let**

**Workshop Units At  
Grizedale Visitor Centre  
Grizedale Forest  
Hawkshead  
Ambleside  
Cumbria  
LA22 0QJ**



This warehouse space is located at the heart of the Forestry Commission's Grizedale Visitor Centre in the stunning Grizedale valley. The centre has recently undergone a £5 million redevelopment and this is an opportunity to work in the same environment as The Forestry Commission, The Cafe in the Forest, Grizedale Mountain Bikes and Go-Ape.

**Location**

Grizedale Visitor Centre is situated within Grizedale Forest to the south of Hawkshead and mid way between Coniston Water and Lake Windermere. Access is via the B5285 from Hawkshead or approximately 7 miles from the A590 from Haverthwaite or Newby Bridge via an unclassified road.

**Description**

The available accommodation comprises a number of units suitable as storage, workshop and craft retail accommodation as follows:-

**Craft Workshop/Storage Units**

5 ground floor units each approximately 22 sq m (237 sq ft).

**Rateable Value**

To be reassessed.

**Lease**

Flexible lease terms are available.

**Rental**

From £4 per sq ft in respect of the workshop accommodation plus rates and utility charges.

**EPC**

This has been commissioned and will be made available to potential tenants.

**Legal Costs**

The ingoing tenant to be responsible for a contribution towards our client's reasonable legal fees of £250 plus VAT.

**VAT**

The property has not been registered for VAT.

**Viewing**

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

