

**TO LET** 650 sq ft  
(60.4 sq m)

**Carigiet  
Cowen**

**TF9 ST BEES SUITE, INNOVATION CENTRE  
WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3TP**



### DESCRIPTION

The Innovation Centre is a modern two storey purpose built office complex with its own deli-bar and meeting room facilities. This first floor office is available with the benefit of shared kitchen and WC facilities. There is a lift and a shared shower room within the building. There is ample car parking provision around the Innovation Centre.

### ACCOMMODATION

Useable Area: 650 sq ft (60.4 sq m)

### SERVICES

All office areas within the Innovation Centre are covered by a centrally controlled BMS system, and each individual office area has its own wall mounted electric panel heaters which are subject to local adjustment.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Office & Premises with a 2023 Rateable Value of £9,700. The non-domestic rate in the £ for the 2025/26 rate year is 49.9p. Qualifying ratepayers may be eligible for 100% small business rates relief.

### TERMS

To let on an effective fully repairing and insuring basis for a term to be agreed at a rent of £11,000 per annum exclusive. The service charge, which is inclusive of buildings insurance and the Park Estate Charge, is currently £6,900 per annum.

### 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.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D90.

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### LOCATION

Westlakes Science Park offers high quality office, research & development and educational & training accommodation within an attractive working environment. Existing occupiers on the Park include Sellafield, the Nuclear Decommissioning Authority, UCLAN, The University of Manchester Dalton Cumbria Facility, Cavendish Nuclear, Atkins Global, Amentum, Morgan Sindall, AECOM, Mott MacDonald, KBR, Balfour Beatty, Rolls Royce, NSG Environmental, Costain, Westinghouse, Altrad, Assystem, Morson Projects, and Kaefer.

The Park is located on the A595 and approximately 3 miles (5km) south of Whitehaven town centre, and approximately 8 miles (13km) north of the Sellafield Nuclear Site.

Whitehaven lies approximately 40 miles (64km) south west of Carlisle, 45 miles (72km) west of Penrith and 45 miles (72km) north of Barrow in Furness. For identification purposes, the location of the subject property is shown in yellow on the estate layout plan above.

### KEY

	Innovation Centre		Cash Machine
	Car Park		Bus Stop
	Building		Cafe/Food
	Water		Emergency Service Exit
	Road		Heli-Pad
	Path		

### CONTACT

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

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