

TO LET 2,116 sq. ft
(196.58 sq. m)

**Carigiet
Cowen**

**FIRST FLOOR, BUTTERMERE PAVILION, INGWELL HALL COMPLEX
WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3JZ**



DESCRIPTION

Buttermere Pavilion is one of 6 two storey pavilion extensions added to the Ingwell Hall Complex in the early 1990s. The property comprises first floor recently refurbished self-contained office accommodation accessed via an external staircase, with the benefit of its own WC and kitchenette facilities. There is ample car parking provision around the Ingwell Hall Complex.

ACCOMMODATION

Usable Area: 2,116 sq. ft (196.58 sq. m)

SERVICES

Mains electricity, water and drainage are laid on at the property. Heating is provided by way of electric storage heaters.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Office & Premises with a 2023 Rateable Value of £30,500. The non-domestic rate in the £ for the 2025/26 rate year is 49.9p in the £.

TERMS

To let on an effective full repairing and insuring basis for a term to be agreed at a rent of £21,000 per annum exclusive. The service charge, which is inclusive of buildings insurance and the Park Estate Charge, is currently £15,690 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 D86.

TO LET 2,116 sq. ft
(196.58 sq. m)

**Carigiet
Cowen**

**FIRST FLOOR, BUTTERMERE PAVILION, INGWELL HALL COMPLEX
WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3JZ**



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

	Buttermere Pavilion		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:

Iain Henderson 01228 544733

ihenderson@carigietcowen.co.uk | www.carigietcowen.co.uk

Bill Graham 01946 595 200

bill.graham@discoverbec.com | www.discoverbec.com

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.