

TO LET 4,800 sq ft
(445.93 sq m)

**Carigiet
Cowen**

WASTWATER PAVILION, INGWELL HALL COMPLEX
WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3JZ



DESCRIPTION

Wastwater Pavilion is one of 6 two storey pavilion extensions added to the Ingwall Hall complex in the early 1990's. The property comprises ground and first floor self contained office accommodation, with the benefit of its own wc and kitchenette facilities. There is ample car parking provision around the Ingwell Hall Complex.

ACCOMMODATION

Useable Area: 4,800 sq ft (445.93 sq m)

SERVICES

Mains gas, electricity, water and drainage are laid on to the property. Heating is by way of gas fired hot water radiators.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices & Premises with a 2023 Rateable Value of £60,500. The non-domestic rate in the £ for the 2025/26 rate year is 55.5p in the £.

TERMS

To let on an effective full repairing and insuring basis for a term to be agreed at a rent of £48,000 per annum exclusive. Incentives are available. The service charge, which is inclusive of buildings insurance and the Park Estate Charge, is currently £35,590 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 C68.

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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

	Wastwater 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:

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