

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 2017 Rateable Value of £29,500. The non-domestic rate in the £ for the 2022/23 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 £37,000 per annum exclusive. The service charge, which is inclusive of buildings insurance and the Park Estate charge, is currently £13,631 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.



WESTLAKES SCIENCE PARK

Owned and operated by **BEC**

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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 (NDA), the University of Central Lancashire (UCLAN), The University of Manchester Dalton Cumbria Facility, Cavendish Nuclear, Atkins, Jacobs, Costain, Westinghouse, Doosan Babcock, 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
-  Car Park
-  Building
-  Water
-  Road
-  Path
-  Cash Machine
-  Bus Stop
-  Cafe/Food
-  Emergency Service Exit
-  Heli-Pad

CONTACT

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

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