

TO LET 1,040 sq. ft
(96.62 sq. m)

**Carigiet
Cowen**

UNITS 9 & 12, GALEMIRE COURT

WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3HY



DESCRIPTION

Galemire Court is a modern purpose built two storey office building completed in 2005. The property comprises two currently separate first floor office suites, one of which has most recently been used as a deli-bar facility. The office accommodation has the benefit of raised floors and perimeter trunking, and benefits from a unique external balcony area with stunning views across the West Cumbrian landscape. Shared kitchen and WC facilities are available, and there is excellent car parking provision to the front of the building.

ACCOMMODATION

Usable Area: 1,040 sq. ft (96.62 sq. m)

SERVICES

Heating is provided by hot water radiators centrally controlled but subject to local adjustment on each radiator. There is a centralised air flow system built into the suspended ceiling which provides air movement and ventilation throughout the office area.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Office, Cafe & Premises with a 2017 Rateable Value of £12,500. 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 £18,200 per annum exclusive. The service charge, which is inclusive of buildings insurance and the Park Estate charge, is currently £8,510 pa.

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 C56.



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

- Galemire Court
- 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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