

TO LET

FIRST FLOOR OFFICES, BUSINESS MANAGEMENT CENTRE
THE WHITELAW BUILDING, ST BEES SCHOOL, CUMBRIA, CA27 0DU

Carigiet Cowen



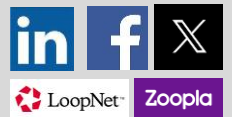
01228 544733

www.carigietcowen.co.uk

* GOOD QUALITY MODERN OFFICE ACCOMMODATION *

* CLOSE PROXIMITY TO SELLAFIELD *

* ONSITE CAR PARKING *



LOCATION

St Bees is a popular seaside village on the West Cumbrian Coast, located approximately 5 miles south of Whitehaven and 8 miles north of Sellafield, primarily accessed by road from the A595; the nearest motorway access is to the east at J40 of the M6 at Penrith (c. 1hr drive time). St Bees also benefits from a train station serving the Cumbria Coast Line, which provides connections to the West Coast Main Line at Carlisle (1 hour 25 minutes).

The Business Management Centre is situated within the grounds of St Bees School. The ground floor is actively managed with room hire for conferences, training events and seminars, often in connection with Sellafield.

DESCRIPTION

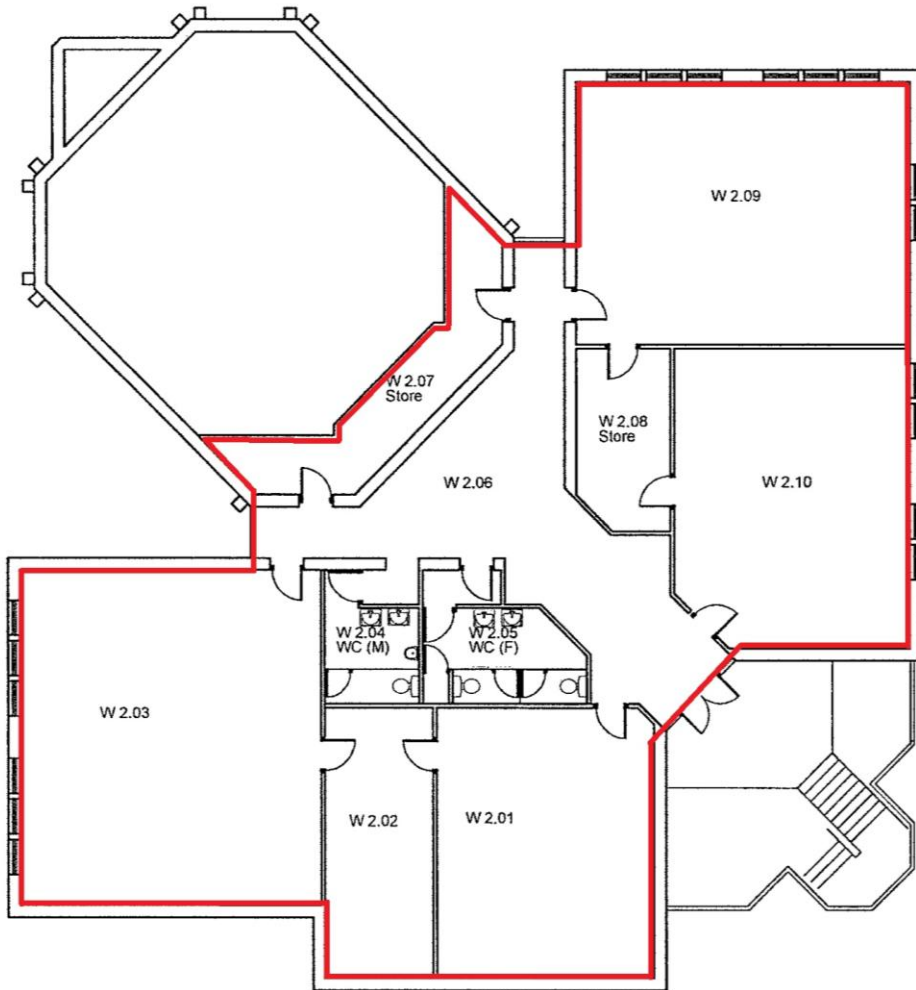
The first floor of The Business Management Centre offers well-presented, modern accommodation suitable for a range of business uses. The layout includes four generously sized office or meeting rooms, along with storage areas, WC facilities, and a kitchenette located within one of the rooms. The space is available either furnished or unfurnished, depending on your requirements.

Externally, the property includes ten dedicated parking spaces, with the option to secure additional spaces through separate negotiation.

ACCOMMODATION

Space	Sq m	Sq ft
Offices	217.89	(2,346)
Stores	29.24	(315)
Total Useable Area	247.13	(2,661)





PLAN NOT TO SCALE, FOR INFORMATION PURPOSES ONLY



FIRST FLOOR OFFICES, BUSINESS MANAGEMENT CENTRE
THE WHITELAW BUILDING, ST BEES SCHOOL, CUMBRIA, CA27 0DU

**Carigiet
Cowen**

SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. The property is heated by gas panel radiators.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B-46.

LEASE TERMS AND RENT

The property is available TO LET on a new internal repairing and internal lease for a term to be agreed at a quoting rent of **£30,000 per annum exclusive**. The rental amount is inclusive of business rates, broadband and external repair and maintenance. Utilities will be recharged by the landlord on a fair and reasonable basis.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

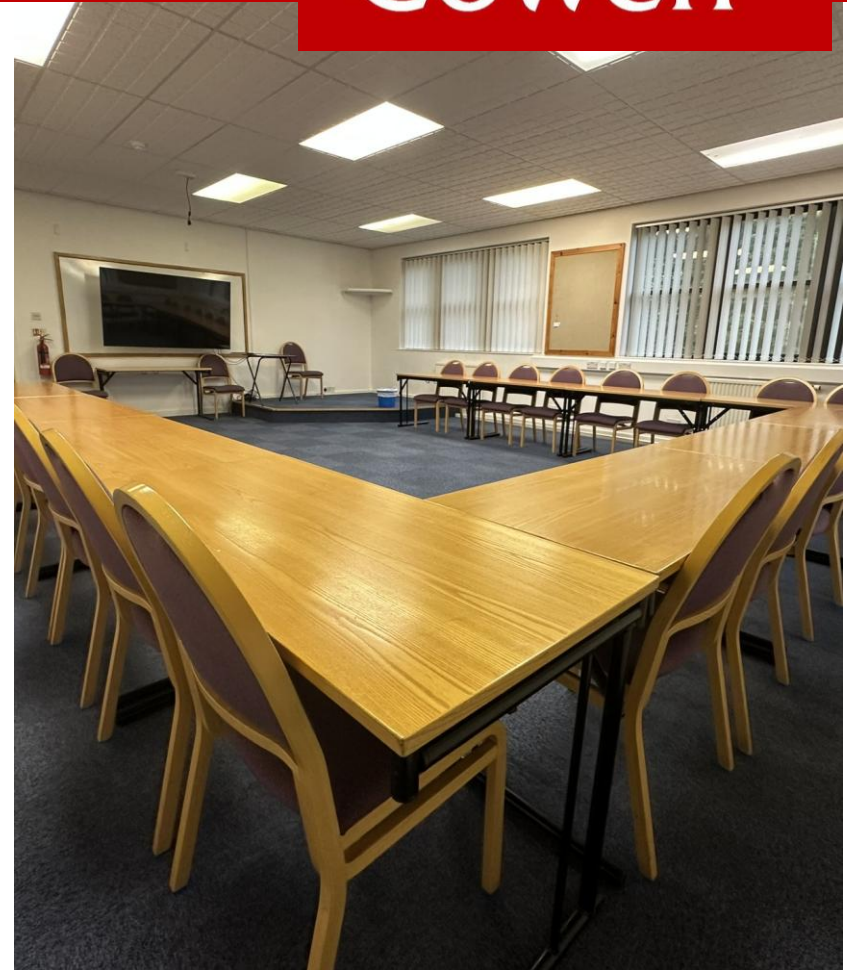
VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Mike Beales

Tel: 01228 635003

Email: mbeales@carigietcowen.co.uk



Carigiet Cowen Ltd 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 employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.