

TO LET 677 sq ft
(62.89 sq m)

**Carigiet
Cowen**

**OFFICE SUITE 6, GROUND FLOOR, INGWELL HALL
WESTLAKES SCIENCE PARK, MOOR ROW, CUMBRIA, CA24 3JZ**



DESCRIPTION

Ingwell Hall is a two storey Georgian Country House now converted into individual office rooms and meeting facilities. A ground floor office suite is available with the benefit of shared kitchen and WC facilities. There is ample car parking provision around the Ingwell Hall Complex.

ACCOMMODATION

Useable Area: 677 sq ft (62.89 sq m)

SERVICES

Mains electricity and gas is provided and heating is via gas fired hot water radiators.

RATING ASSESSMENT

The Valuation Office Agency describes the property as office and premises, with a 2017 Rateable Value of £10,250. The non-domestic rate in the £ for the 2020/21 rate year is 49.9p. Qualifying occupiers may be able to benefit from 100% small business rates relief.

TERMS

To let on an effective full repairing and insuring basis for a term to be agreed at a rent of £12,186 pa exclusive. The service charge which is inclusive of buildings insurance and the Park Estate Charge is currently £3,725 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 D91.



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, Wood, Doosan Babcock, Assystem, Morson Projects, and Kafer.

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

	Ingwell Hall		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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