

**GOOD QUALITY TOWN CENTRE OFFICES WITH
PARKING TO LET ON A NEW LEASE**

23 King Street
Whitehaven
Cumbria
CA28 7JN



Whitehaven is a coastal town situated on the west coast of Cumbria, historically famed for its port and now providing the main service centre associated with Sellafield and Britain's Energy Coast and the nuclear industry. The town has a resident population of approximately 20,000 but draws on a much wider catchment incorporating surrounding towns and villages. Significant employment is derived from Sellafield, the nuclear industry and it's associated supply chain with a wide range of good quality office occupiers in and around the town centre.



Location

The properties are shown for identification purposes on the enclosed street traders plan and are situated immediately above the Santander branch at the junction of King Street and Lowther Street.

Description

The available offices comprise offices at first and second floors. Each floor is refurbished to a good standard and ready for immediate occupation with staff and welfare facilities (ladies & gents) on each floor. The second-floor benefits from air conditioning and CATII lighting. Access to the offices is by way of either a pedestrian entrance from King Street, or from the car parking area to the rear. There is an on-site car park and occupiers of the first and second floor offices will be demised spaces within the car park – further details are available on request.

Terms

The offices are available to let on a flexible basis for a term of 3 years or our clients would consider a longer- or shorter-term lease to suit particular occupiers' requirements. Further details are available on request. A service charge will be levied in connection with common parts of the building.

Rent

A commencing rental of £13,000 per annum exclusive payable quarterly in advance.

Accommodation

The property offers the following net internal areas:-

First floor Offices NIA	100.39 sq m	(1081 sq ft)
Second floor NIA	101.71 sq m	(1094 sq ft)
Total Net Internal Area	202.1 sq m	(2175 sq ft)

Outside – car parking immediately to the rear of the building

There are kitchen and staff welfare (whb/wc) facilities on first and second floors.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

First floor

Rateable value £8,100

UBR – 49.9p (2021/2022)

Second floor

Rateable value £6,100

UBR – 49.9p (2021/2022)

We are advised that from April 1, 2023, the property will be assessed as follows:-

First Floor – Rateable value £8,900 UBR – 49.9p (2022/2023)

Second Floor – Rateable value £6,600 UBR – 49.9p (2022/2023)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-76'

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

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Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.



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