

**TO LET**



First Floor Offices • Business Management Centre •  
The Whitelaw Building • St Bees School • Cumbria •  
CA27 0DU

**CARIGIET  
COWEN**

## 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.

**\*\* Good quality modern office accommodation \*\***

**\*\* Close proximity to Sellafield \*\***

**\*\* On-site car parking \*\***





### Accommodation

The First Floor Offices provide the following useable internal floor areas:

Description	Area Sq M	Area Sq Ft
Offices	217.89	2,346
Stores	29.24	316
<b>Total Useable Area</b>	<b>247.13</b>	<b>2,661</b>

### Lease Terms and Rent

The property is offered to let by way of new internal repairing leases for a term of years 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.

### 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 benefits from an EPC showing an Energy Rating of B-46.

**VAT**

We understand VAT is payable on the rent.

**Costs**

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

**Viewings**

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

**Mike Beales**

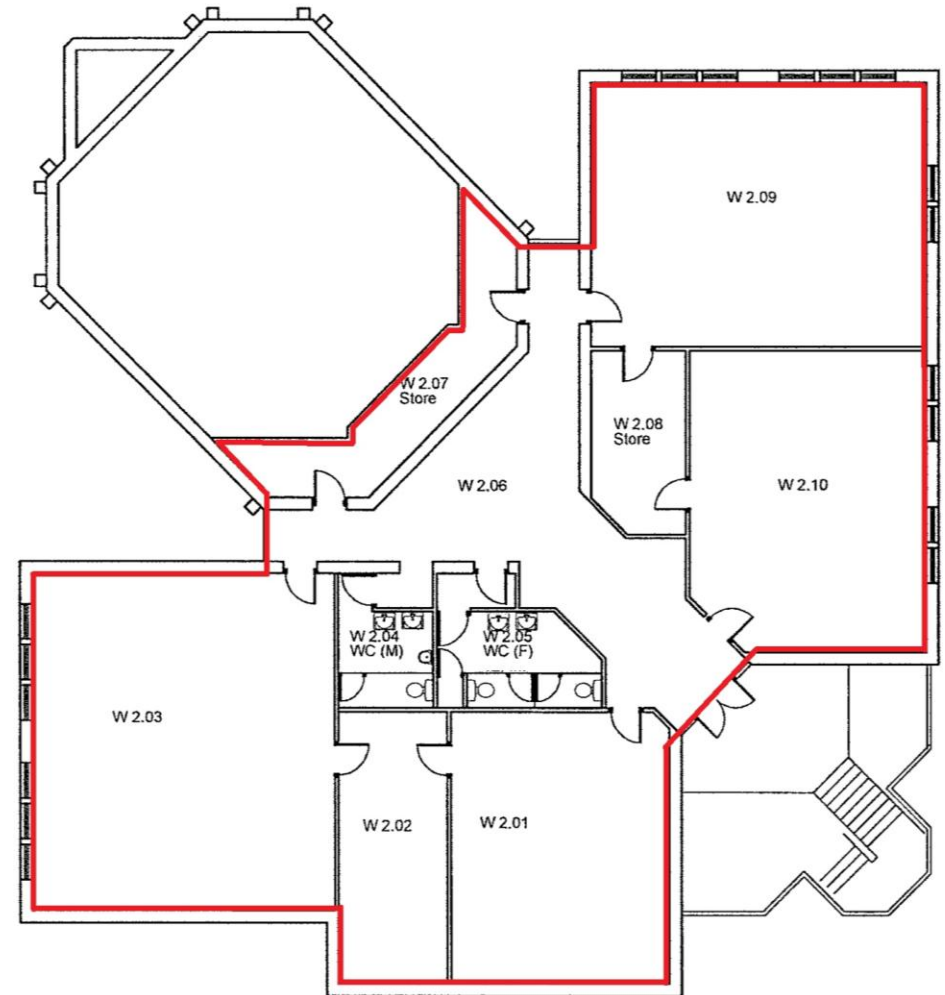
T: 01228 635003

mbeales@carigietcowen.co.uk

**Amelia Harrison**

T: 01228 635007

aharrison@carigietcowen.co.uk

**Details Amended: December 2025**

7871/MB