



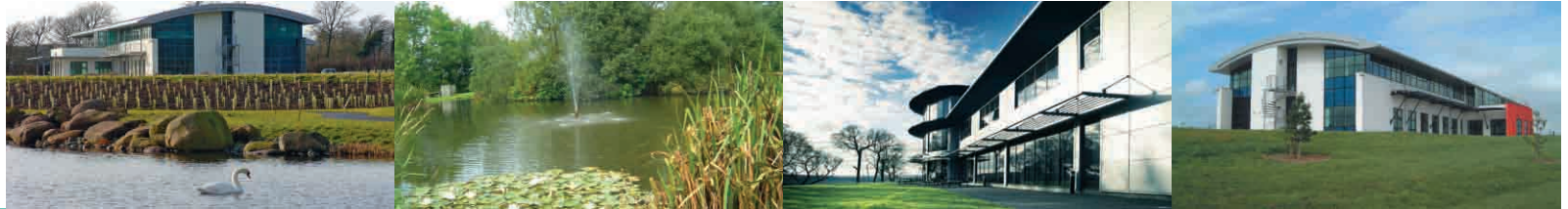
WESTLAKES
SCIENCE & TECHNOLOGY PARK

NEW OFFICE DEVELOPMENT CONISTON HOUSE

Westlakes Science & Technology Park, Moor Row, Cumbria

2,331 sq m (25,090 sq ft)





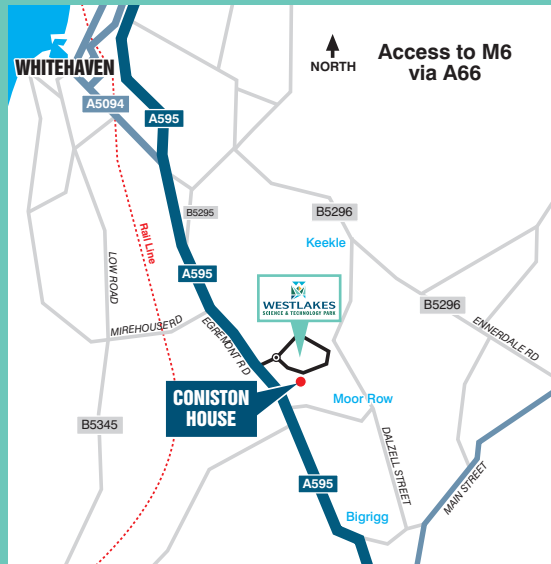
LOCATION

Westlakes Science and Technology Park is one of the UK's largest science parks which is continually expanding. Set in 132 acres of landscaped parkland on the edge of the Lake District the science park is home to a number of high profile companies including the NDA, Aker Kvaerner, Atkins, BNFL, Carillion, CSC, Corus and Serco to name just a few. There are nearly 70 resident organisations at Westlakes employing over 1200 staff.

There are long established nuclear skills in the region resulting in management and world class technological expertise which with the excellent demographics in the area will ensure that West Cumbria is well placed to take advantage of the nuclear opportunities in the future.

Westlakes Science and Technology Park is well located off the A595, 2.5 miles south of Whitehaven town centre in close proximity to the A66 providing access to the M6 motorway.

Coniston House is in a prime position at Westlakes adjacent to the UK's headquarters of the NDA.



DESCRIPTION

Coniston House will be a three storey office building which will be immediately identifiable from the main science park spine road due to the impressive architectural treatment and use of enhanced external finishes such as Lakeland slate surrounding the entrance doors.

The building will have an impressive reception area and service core providing access to each office floor which has been configured in a 1.5m planning grid in accordance with BCO guidelines. The architectural design is a contemporary business campus style with a blend of glazing and aluminium cladding panels with the building services located on the roof with full access for lifetime servicing.

Completion is estimated to be autumn 2008.

SPECIFICATION

- 'Very good' BREEAM rating
- Energy efficient VRV cooling system
- Suspended ceilings with PIR movement detectors
- Raised access floors
- Floor to ceiling height of 2.7m
- Male, female and disabled w.c. facilities at each level
- Shower facilities on first floor
- DDA compliant passenger lift
- Water conservation facilities
- 180 car spaces (including 5 disabled)

ACCOMMODATION

The development will have the following approximate net lettable floor areas:

	sq m	sq ft
Ground	778	8,374
First	775	8,342
Second	778	8,374
TOTAL	2,331	25,090

There are 180 car spaces which is an excellent ratio of 1:139 sq ft



LEASE

A new lease is available for a term by arrangement.

RENT

Upon application.

VIEWING

For further details please contact the sole agents.

GAVINBLACK
& PARTNERS



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