



# Property for Lease

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## Offices, 69 to 73 Victoria Street, Stromness

Variety of office suites are available within converted premises on three floors. Up to 125.3m<sup>2</sup> of modernised office space is available.

Offices available from £850 plus vat per annum.



## Address

69 to 73 Victoria Street, Stromness, KW16 3BS.



## Location

The premises are located close to the town centre with good links to transport routes and ferries.

## Site Plan



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## Description

Modernised office space located within the former Commercial Hotel, located in the heart of Stromness. The premises are close to the Orkney Research and Innovation Campus in which a number of renewable energy and academic research organisations are based.

## Accommodation

A variety of office suites is available. Some suites include kitchen facilities however there are two shared kitchens available for use by all tenants, in addition to a dedicated shared meeting room.

The following space is available:

Ground Floor – nothing currently available.

First Floor – One suite available, comprising two small offices.

Second Floor – three individual offices and two office suites.

## Services

Mains water, electricity and drainage are provided. Some infrastructure for tenants own IT and telephone network is included. Tenants must provide their own phone line and IT infrastructure.

Tenants will be responsible for a service charge which will be levied in addition to the rent. The service charge will be a pro-rata share of all property costs incurred by the Council and will include electricity, cleaning of shared areas, maintenance and repairs and buildings insurance.

## Energy Performance Certificate

Energy Performance Certificate prepared in November 2012.

The building is rated G (A = Excellent and G = Very Poor).

## Policy

Requests to lease these premises may require to be referred to the relevant Council committee for a decision. Prospective tenants may be asked to provide information to assist the Council in determining any request to lease its premises.

The Council reserves the right to decline requests to lease its property.

## Planning and Permitted Use

Permitted uses are governed by current Council policy, which is subject to change without notice.

The premises are offered only for use as offices and are not suitable for other purposes.

## Viewing

Viewing by arrangement.

## Lease Term

Negotiable.

## Rent

Location.	Area (m <sup>2</sup> ).	Rent (excluding Vat).
FF09, FF10.	19.3.	£2,250 per annum.
SF01.	41.4.	£4,450 per annum.
SF02.	7.4.	£850 per annum.
SF03, SF04.	24.5.	£2,750 per annum.
SF06	11.9.	£2,300 per annum.
SF08, SF09.	20.8.	£2,300 per annum.

## VAT

VAT at the standard rate will be added to the rent and any service charges applied.

## Entry

Entry is available by negotiation.

## Insurance

The Council insures the premises under a block building insurance policy and tenants will be responsible for a shared cost of the annual premium based on the area occupied.

Tenants are responsible for arranging their own contents insurance.

## Rateable Value

The tenant shall be responsible for rates in their leased area. The Rateable Value is set by the Assessor and will be determined prior to commencement of a lease.

## General

It is considered that the subjects have the potential for a number of uses. Prospective tenants should satisfy themselves in this regard with the local Planning Service prior to making an offer.

For planning advice please contact a Planning Adviser on 01856873535 or email: [planning@orkney.gov.uk](mailto:planning@orkney.gov.uk).

## Submitting an Offer or Making an Enquiry

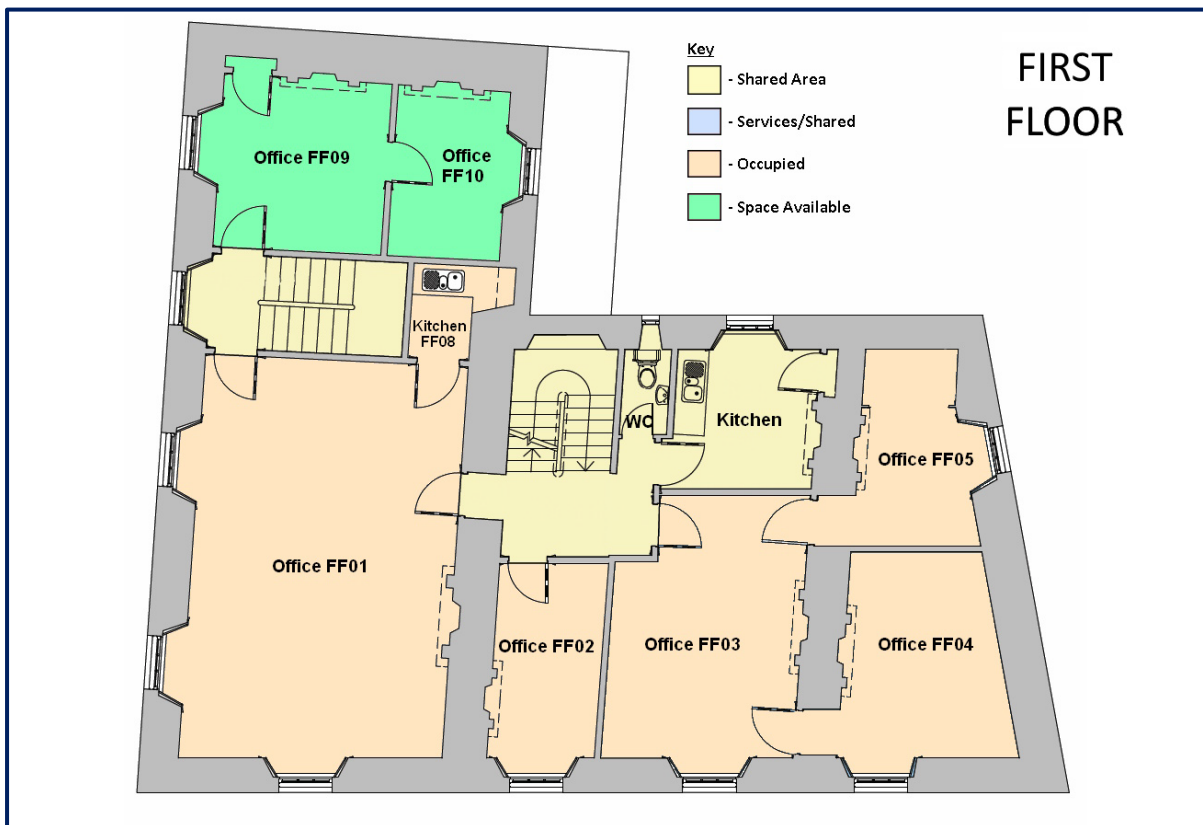
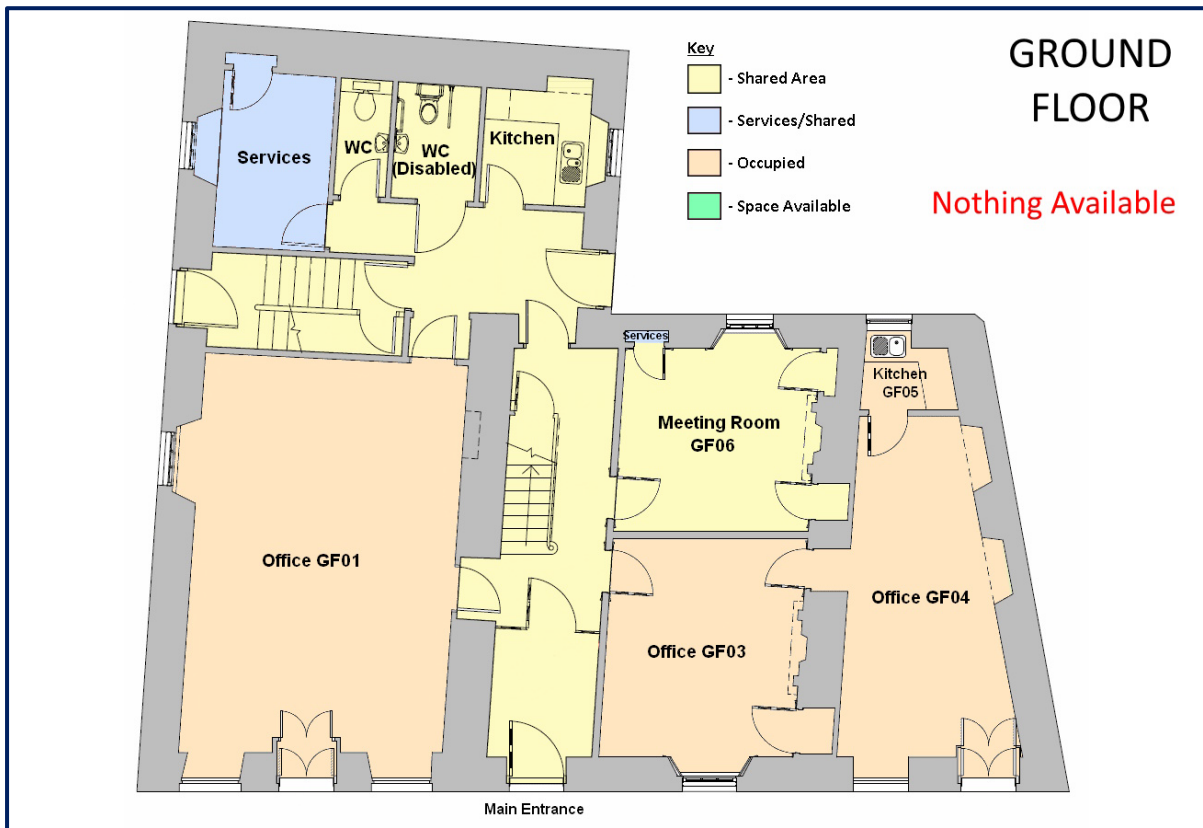
All interested parties should contact the Estates Manager, Neighbourhood Services and Infrastructure, Orkney Islands Council, School Place, Kirkwall, Orkney KW15 1NY.

## Legal

Whilst the foregoing particulars are believed to be correct their accuracy is not warranted.

The Council reserves the right to fix a closing date. Interested parties are advised to have their Solicitor note their interest with Orkney Islands Council.

# Floor Plan



# Floor Plan

