



# Property for Lease

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## Site H90, Crowness Business Park, Hatston, Kirkwall

Reference No 40/3148.

Vacant serviced site extending to 6,622m<sup>2</sup> or thereby which is located within a Scottish Government designated Low Carbon/Renewable Energy Enterprise Area.

A lease term of up to 40 years is available.

Rent: Offers over £16,750+Vat per annum.



## Address

Site H90, Crowness Business Park, Hatston, Kirkwall.



## Location

The site is located at the head of the Hatston Pier on the outskirts of Kirkwall, and has easy links to Kirkwall town centre and main routes throughout the rest of Orkney. Information about the Harbour Authority's facilities and operational activities can be found using the following link.

<http://www.orkneyharbours.com/>

Site H90 lies within a Low Carbon/Renewable Energy Enterprise Area designated by the Scottish Government. Eligible tenants may be entitled to a variety of incentives.

Business Rates Discounts.

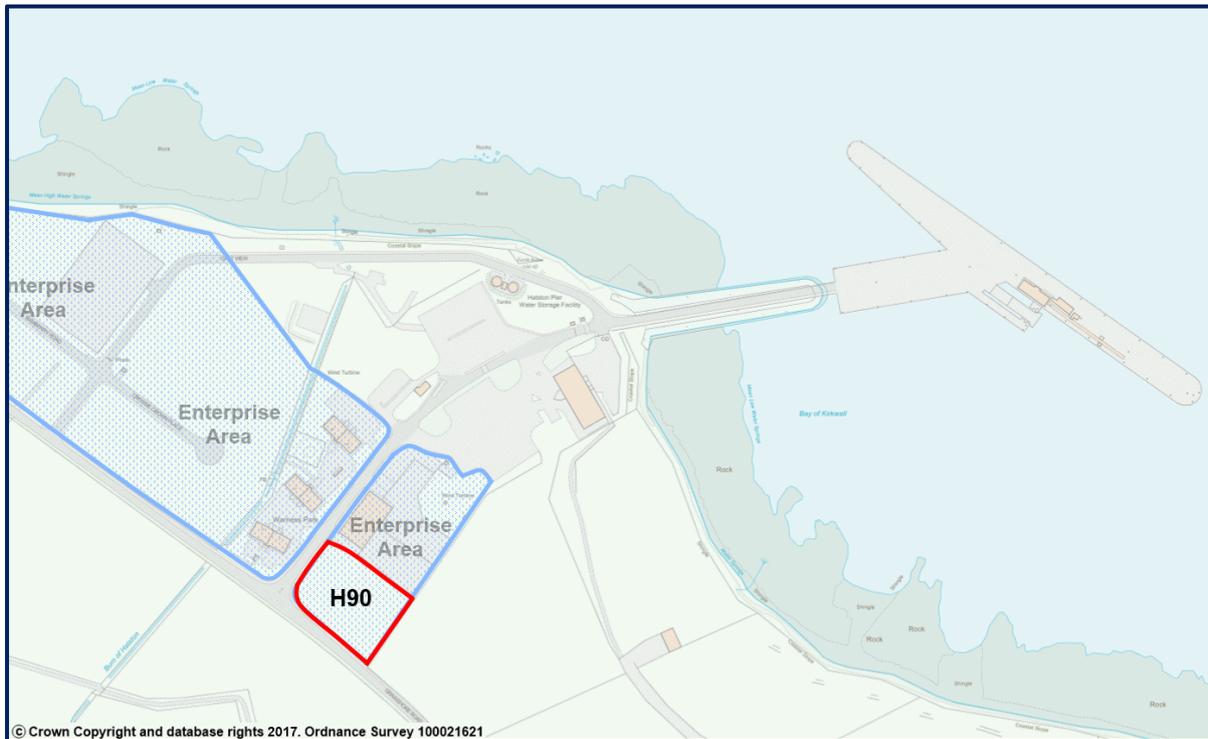
Streamlined approach to planning applications.

High speed digital broadband.

Promotion and marketing in global markets.

Skills training support.

## Site Plan



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## Description

The site is located at the head of Hatston Pier on the outskirts of Kirkwall within a newly developed area. Further development in the surrounding area is anticipated.

The vacant site extends to 6,622m<sup>2</sup> or thereby.

## Accommodation

This self-build site is suitable for development.

## Services

Mains services are not provided to individual sites, however mains water, sewerage and electricity services are readily available in the vicinity. Prospective tenants should satisfy themselves that adequate services are readily available to support any planned development prior to signing a lease.

## Policy

Requests to lease this site must be accompanied by a business / development plan and may require to be referred to the relevant Council committee for a decision. Requests to lease will be assessed on the basis of potential economic impact and each request will be considered on its own merits. Leases up to 40 years are available.

The Council operates a policy of presumption in favour of leasing land and property to businesses in eligible sectors which are engaged in maintenance, final assembly and manufacturing activities related to renewable energy.

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

## Enterprise Area Designation

Enterprise Areas were designated by the Scottish Government in April 2012 to help promote development of renewable technology industry and its supply chain.

A range of incentives are available to eligible tenants including Business Rates Discounts, a streamlined approach to planning consent, access to high speed broadband, marketing on a global stage by Scottish Development International and support with skills and training.

Activities eligible for the benefits are defined by the Scottish Government as 'the design, fabrication, manufacture and assembly of components required for the generation of renewable energy by the technologies described in Schedule 2 of the Renewables Obligation (Scotland) Order 2009, including foundations and substructures (fixed or floating), towers, blades and nacelles, and research and development connected to those activities'.

## Planning and Permitted Use

The site may be suitable for a variety of purposes subject to statutory consent being obtained.

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

## Viewing

Viewing is available at any time.

## Lease Term

A lease term of up to 40 years is available. Other terms may be available by negotiation.

## Rent

Offers over £16,750+Vat per annum are invited.

## VAT

VAT is applicable at the standard rate.

## Entry

Entry is available by negotiation.

## Insurance

This site is not insured. Tenants are responsible for arranging their own insurance.

## Rateable Value

The tenant shall be responsible for rates arising from any development on the leased site. The Rateable Value is set by the Assessor and may change during the lease period at the discretion of the Assessor.

## 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.

## Submitting an Offer Or Making an Enquiry

All interested parties should contact the Estates Manager, Corporate Services, 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.