



ORKNEY
ISLANDS COUNCIL

Property for Lease

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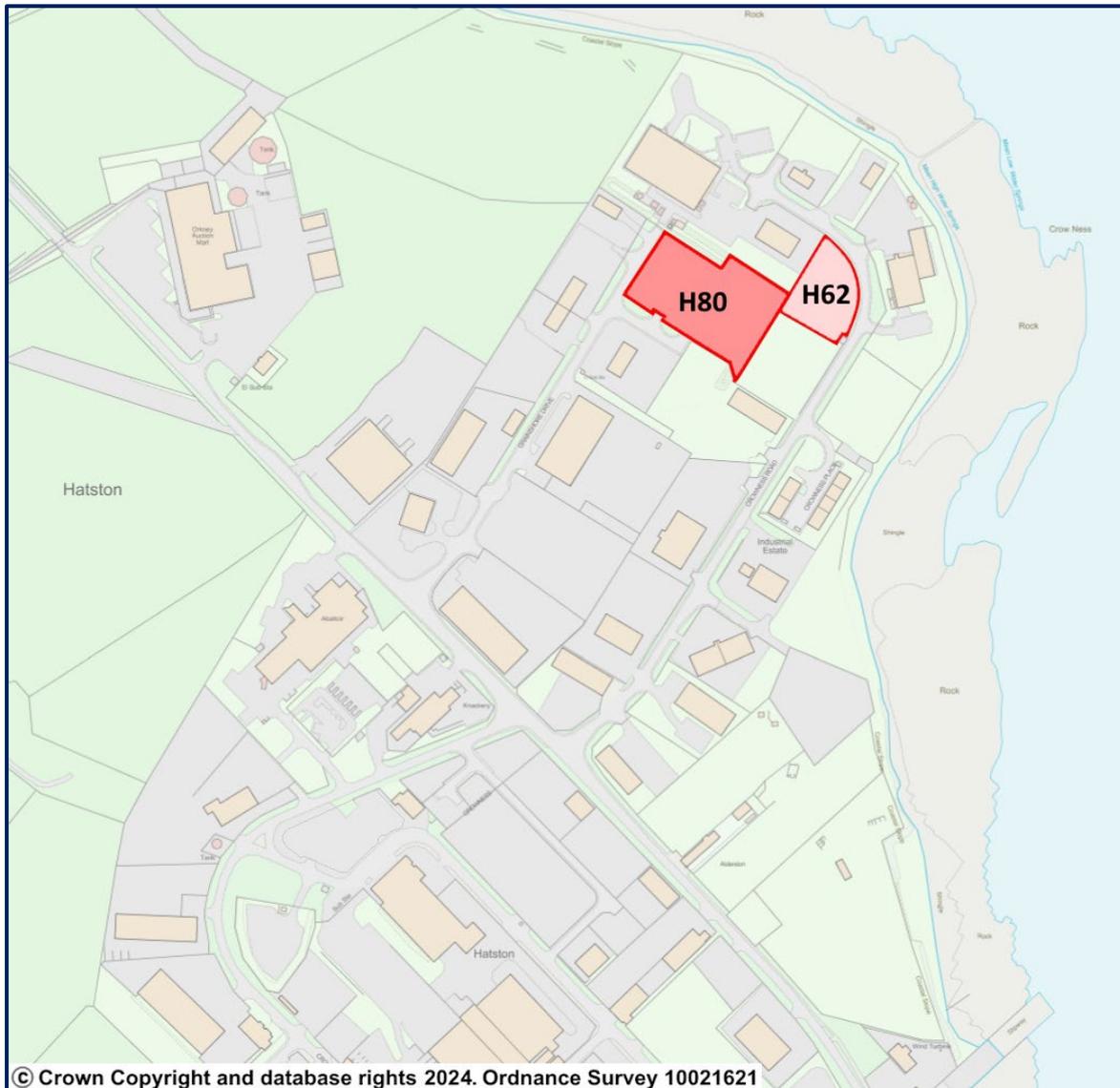
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Self-Build Sites, Hatston Industrial Estate, Kirkwall

Two Self-build sites extending to 2,500 m² and 5,226m² or thereby.

Rent: Price on application.



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Address

Various locations within Hatston Industrial Estate, Kirkwall.

Hatston Industrial Estate, Kirkwall.

Property Particulars: 21 Feb 2024.

Location

The sites listed are located within a thriving industrial estate and business park on the outskirts of Kirkwall, with good access to transport and infrastructure links.



Description

Availability of sites fluctuates. The sites listed may be the subject of negotiations and availability cannot be guaranteed.

Leases will normally include a clause requiring completion of planned development within a reasonable period of time.

Accommodation

Self-build sites 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 these sites 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 operates a policy of presumption in favour of leasing land and property to businesses which diversify the economy, raise average wage rates and / or overcome barriers to export may also be eligible for assistance.

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

Planning and Permitted Use

Sites 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.

Viewing

Viewing is available at any time.

Lease Term

Lease terms up to 99 years are available.

Rent

Location	Plot Size (m ²)	Offers Over
Site H62	2,500.	Price on application.
Site H80.	5,226.	Price on application.

VAT

VAT is payable on the rent.

Entry

Entry is available by negotiation.

Insurance

These sites are not insured. Tenants are responsible for arranging their own insurance.

Rateable Value

The tenant shall be responsible for rates arising from any development on their 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.

For planning advice please contact a Planning Adviser on 01856873535 or email: 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.