



Shed at Cairston Road Industrial Estate

Cairston Road, Stromness, KW16 3JS



Available for Lease



This practical commercial building/garage (outlined red) offers an excellent opportunity for light industrial business use or for general storage. Measuring approximately 11m x 5m, the space provides a well-proportioned workshop area suitable for a variety of operational needs. The shed is of concrete block construction beneath a pitched roof of corrugated cement fibre. The premises are equipped with double sliding doors, allowing easy access for vehicles, equipment, and materials. Inside, the workshop includes lighting, multiple power points, making it ready for immediate use.

The property is to be let on Full Repairing and Insuring Lease terms with the duration open for negotiation.

The property qualifies for the small business bonus scheme giving 100% discount on all rates as rateable value is under £12,000.

O.I.R.O £600.00 per month



Garage / Workshop
5.40m x 11.00m

Services	Rateable Value	EPC Rating	Date of Entry
Mains Electricity Mobile Network – EE, Vodafone, O2	£1,400	N/A	Flexible



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Viewing

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.