



Sheds at Cairston Road Industrial Estate

Cairston Road, Stromness, KW16 3JS



Available for Lease



TAKE A LOOK INSIDE

The shed at Cairston Road Industrial Estate offers a versatile commercial space ideally suited for a range of industrial uses such as marine or manufacturing businesses.

The general purpose building (**highlighted blue**) measures approximately 18m x 9m. Generous internal floor area with excellent potential for a wide range of operational layouts. The shed is built of concrete block walls beneath a pitched roof corrugated cement fibre sheeting. A concrete forecourt lie between the shed and the access road. Whether you are looking to expand an existing business or establish a new operation, this well-positioned building offers a functional and accessible base in an established industrial location.

The adjoining building (**highlighted red**) measures approximately 15m x 8m, the property offers a practical and well-proportioned internal layout suitable for a variety of business uses.

The shed is of steel portal frame construction with mass concrete walls and a corrugated cement fibre roof.

Internally, the premises include a W.C., staff room, and office, providing essential facilities for daily operations. There is also a staircase leading to a mezzanine level for an upper storage room, offering additional space for equipment, materials, or administrative use.

The building benefits from an electricity supply including a three phase supply and is complemented by parking and external yard storage areas to the rear, along with land suitable for further use, subject to requirements. This outdoor area provides excellent flexibility for vehicle access, equipment storage, or potential expansion.

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

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

O.I.R.O £1,750.00 per month





Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

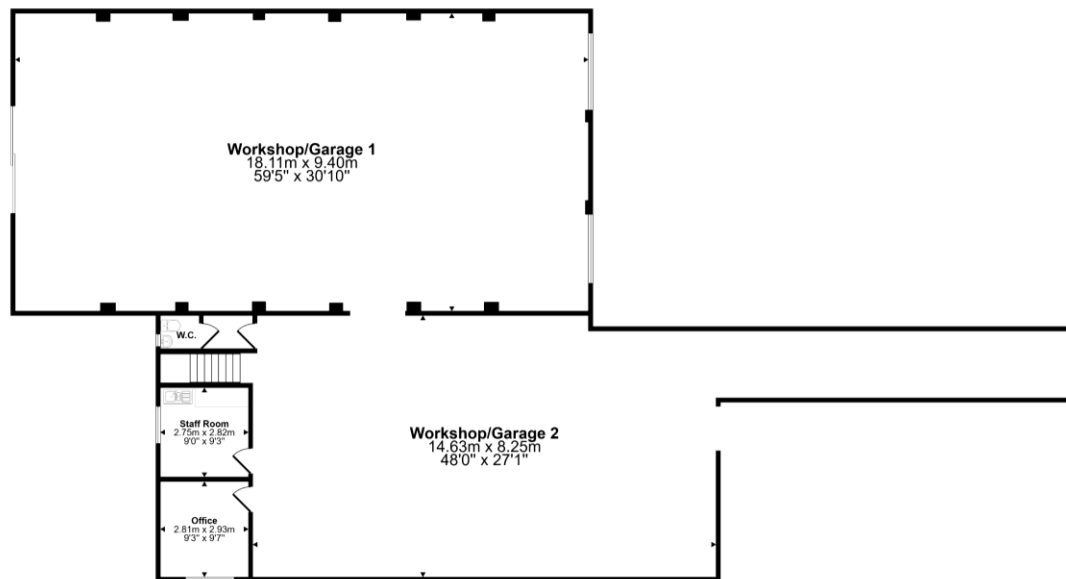


Viewing

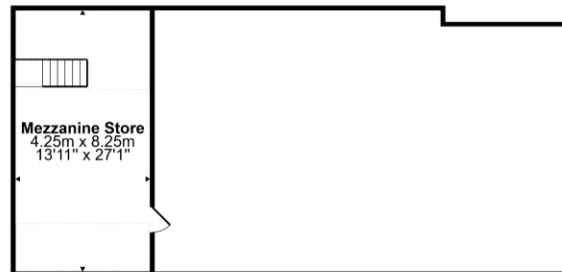
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Ground Floor
Approx 340 sq m / 3657 sq ft



First Floor
Approx 25 sq m / 270 sq ft

Services	Rateable Value	EPC Rating	Date of Entry
Mains Water Mains Electricity (including three phase) Mains Drainage Broadband Speed – 1800Mbps Mobile Network – EE, Vodafone, O2	£9,700	N/A	Flexible