



Unit 2 Workshop at Cairston Road Industrial Estate



LOWS

Cairston Road, Stromness, KW16 3JS

Available for Lease



TAKE A LOOK INSIDE

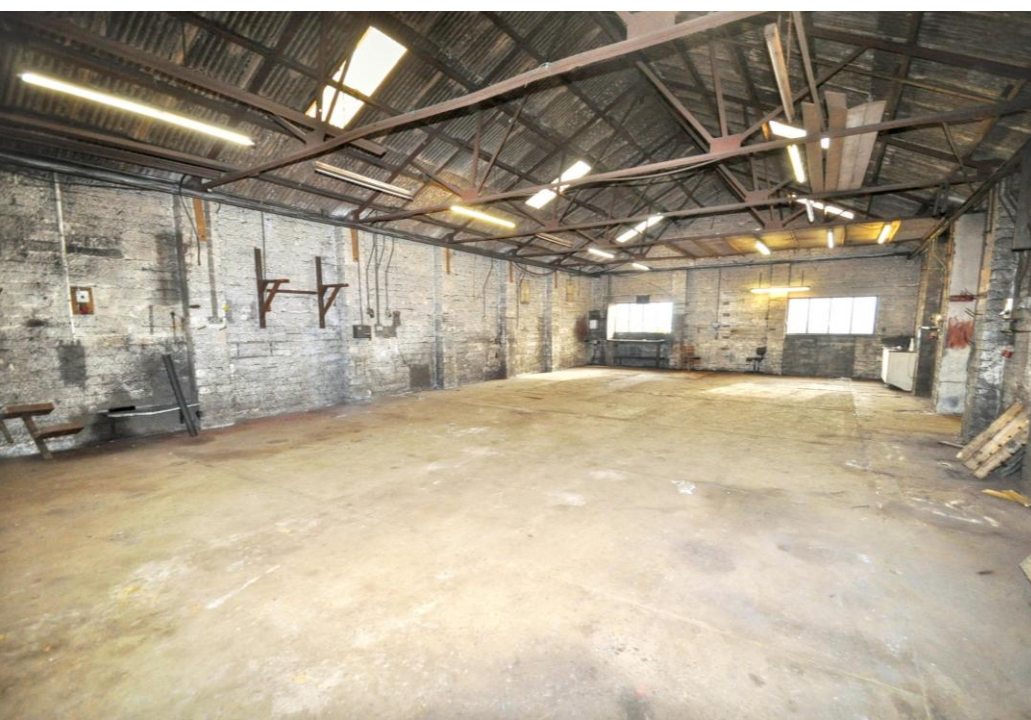
Unit 2 Workshop at Cairston Road Industrial Estate offers a versatile commercial space ideally suited for a range of industrial uses such as marine or manufacturing businesses.

The general purpose building measures approximately 18m x 9m. Generous internal floor area with excellent potential for a wide range of operational layouts.

The workshop is built of concrete block walls beneath a pitched roof corrugated cement fibre sheeting. A concrete forecourt lie between the workshop 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 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.



○.I.R.○ £900.00 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.

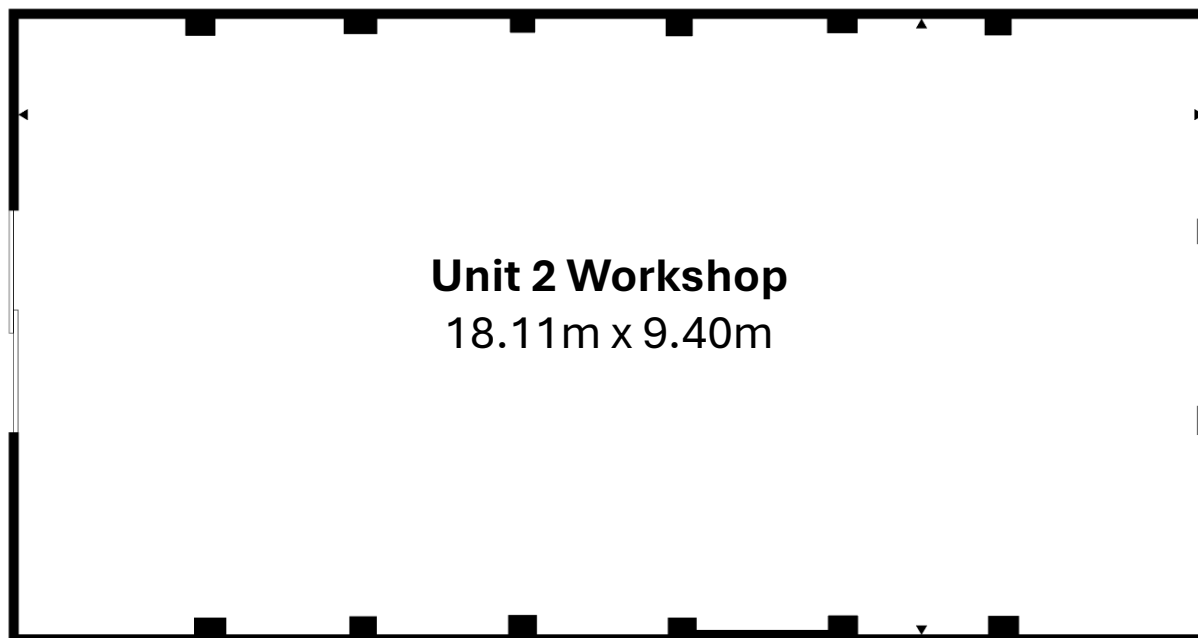


Viewing

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.



Unit 2 Workshop

18.11m x 9.40m

| Services | Rateable Value | EPC Rating | Date of Entry |
|---|----------------|------------|---------------|
| Mains Water Mains Electricity (including three phase) Mains Drainage Mobile Network – EE, Vodafone, O2 | TBC | N/A | Flexible |