



FG Burnett



To Let

Orkney Research and Innovation Campus (ORIC)

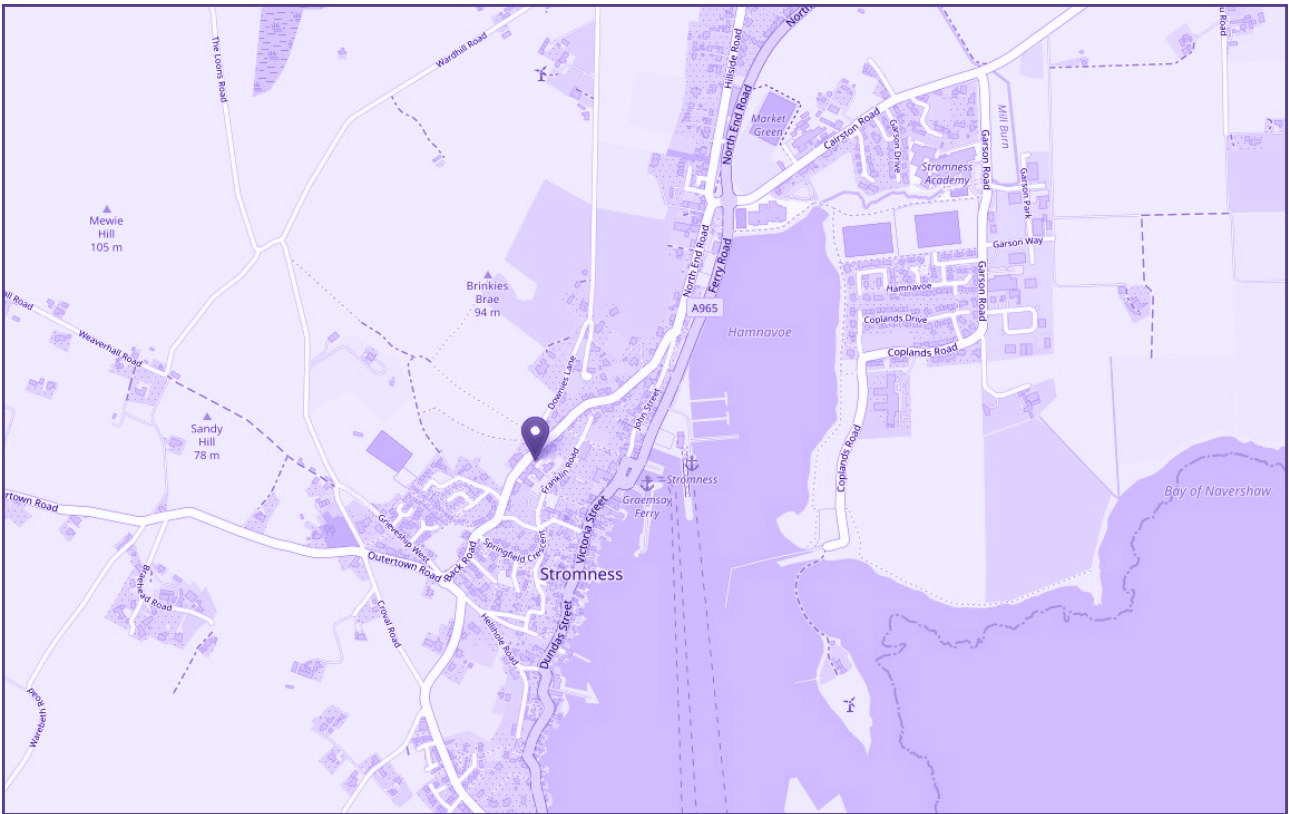
Stromness, Orkney, KW16 3AN

— Office suites to let from 38.0 - 148.6 sq.m (409 - 1,599 sq.ft)



All enquiries:
01224 572 661/
01463 215 120

fgburnett.co.uk
savills.co.uk



Location

The Orkney Research and Innovation Campus (ORIC) is situated in the centre of Stromness and comprises the redeveloped Stromness Primary School and the Old Academy, now known as the Robert Rendall Building and the Charles Clouston Building. The properties are situated within 200m of the Ferry Port and Harbour and are easily accessible.

Description

ORIC comprises two refurbished and redeveloped educational buildings providing modern accommodation for Heriot-Watt University, The European Marine Energy Centre (EMEC), Robert Gordon University, Orkney Hyperbaric Trust and environmental consultancy Aquatera.

One office suite is available in the Robert Rendall Building and two in the Charles Clouston Building. These are promoted to those companies involved in Marine Technology and low carbon, renewable energy and related research fields albeit other occupiers may be considered depending on their exact use. The suites provide predominantly open plan accommodation with some cellular office space and benefits from full disabled access, parking and Wi-Fi throughout. Suites are let unfurnished. Access to further reception, meeting, and conference facilities with AV equipment is also included within the overall package with other facilities available for hire at a favourable rate for campus organisations.

The Suites

The available suites, which are offered unfurnished, are as follows:

Robert Rendall Building

Lower Ground Floor B	38.0 sq.m	409 sq.ft
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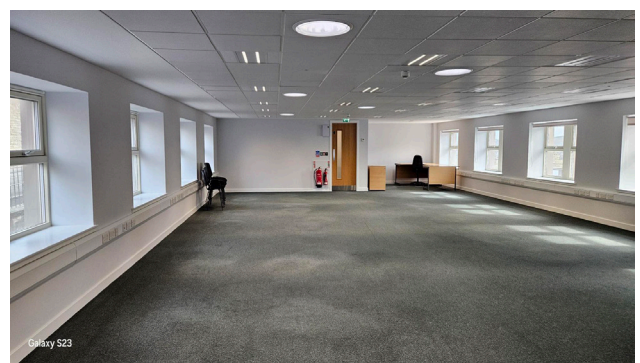
Charles Clouston Building

First Floor Block 2	148.6 sq.m	1,599 sq.ft
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'The Flat' Block 1	45.6 sq.m	491 sq.ft
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Lower Ground Floor B, Robert Rendall Building



First Floor Blk 2, Charles Clouston Building - further photos on available spaces can be provided upon request

Rent

Robert Rendall Building

Lower Ground Floor Unit B £3,000 p.a. exc. VAT

Charles Clouston Building

First Floor Block 2 £16,000 p.a. exc. VAT

'The Flat' Block 1 £3,000 p.a. exc. VAT

Lease Terms

The property is available for lease for a minimum period of 3 years, on full repairing and insuring terms. A lease period in excess of 5 years will be subject to 5 yearly rent reviews. Permitted use of the subjects will be restricted to uses falling within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rateable Value

Business Rates are payable to the Local Authority. Interested parties are advised to make their own enquiries with the Local Authority to confirm the current Rateable Value and rates payable. The landlord can assist with this process if required.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

Service Charge

A service charge exists covering the common costs relating to the building and development. The tenant will be responsible for their proportionate share of these costs.

EPC

Copy available upon request.

VAT

VAT will be payable at the standard rate on all monies due under a lease of the premises.

Closing Date

A closing date may be set for the receipt of formal offers. ORIC's decision making will normally be based upon the highest offer received but ORIC is under no obligation to accept the highest, or indeed any offer.

Legal Costs

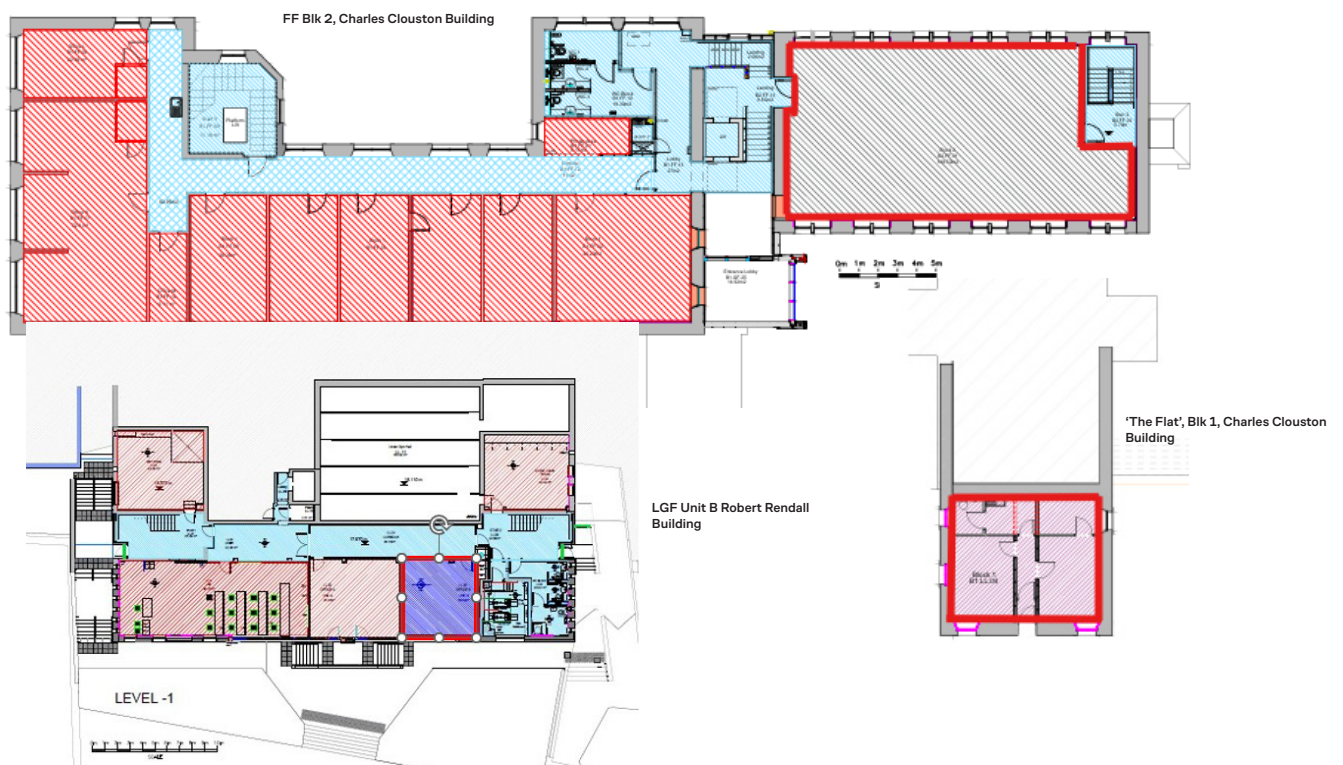
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.



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