

RENTAL TERMS (JUNE 2018)

OFFICES 14-16 ALEXANDRA BUILDING, LERWICK

- Subjects of Let:** Offices 14-16 Alexandra Building, Lerwick, extending to 47.5m², or thereby, as highlighted 'red' in colour on the plan below.
- Date of Entry:** Entry available from 1 July 2018.
- Lease Term:** Negotiable.
- Assignment or Sub-lease:** Not possible without Landlord's prior agreement.
- Rental:** £5,400.00 per annum, exclusive of VAT, invoiced quarterly in advance.
- Rent Reviews:** 3-yearly in line with any upwards movement in Retail Price Index inflation from Date of Entry.
- Services:** Electricity is provided via a direct metered supply for which the Tenant shall be responsible. Any telephone and internet installations required are the responsibility of the Tenant.
- Local Authority Rates:** Tenant's responsibility. (Property has a current Rateable Value of £6,100)
- Water/Wastewater Charges:** Charged annually in arrears to the Tenant on a pro-rata basis of floor space occupied. (Estimated at £50 per annum)
- Property/Roads Drainage Charges:** Payable by Tenant to Licensed Provider based on based rateable value of property.
- Fixtures and Fittings:** Premises are accepted in "as seen" condition. Floor coverings and panel heaters provided, but replacement or renewal is the responsibility of the Tenant.
- Communal Areas:** Toilet facilities and a small "kitchen" are shared with other Tenants of the building. Corridor and stair lights must remain on at all times as another Tenant has a security camera installed.
- Repairs & Maintenance:** Tenant responsible for all repair, maintenance and decoration of their offices, including upkeep of all doors, internal partitions and windows. Landlord responsible for structurally maintaining the building and for repairs, maintenance and decoration of the communal areas.
- Cleaning:** Landlord provides twice-weekly cleaning of communal areas. Tenant responsible for cleaning own office.



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- Security:** Tenant responsible for security of their own office and jointly responsible for security of building with other tenants.
- Insurance:** Landlord insures the building for the usual perils. Tenant responsible for insuring their own contents and equipment and for any liabilities arising from their occupancy of the building.
- Car Parking:** Parking is available in the car park immediately to the north of Stewart Building.

Providing the above information is not intended to form a contract or part of a contract between Lerwick Port Authority and your company. A contract is only legally binding on completion of formal missives between our respective legal agents.



PLAN

Offices 14-16, Alexandra Building, Lerwick

