

RENTAL TERMS (SEPTEMBER 2024)

OFFICES, ALEXANDRA BUILDING, LERWICK, SHETLAND

- Subjects:** Various offices on first floor at Alexandra Building, extending from 24.0m² to 48.0m², or thereby.
- Shared Facilities:** A small kitchen, comms room, meeting room, and toilets, are shared with other Tenants occupying the building.
- Access & Egress:** Principal vehicular and pedestrian access to and egress from the Subjects is by way of the adopted public Commercial Road, Esplanade, and footpaths.
- Parking:** Staff and visitor parking is available in designated areas immediately to the seaward side of the building, and in the car park located immediately north of Stewart Building.
- Date of Entry:** By agreement.
- Permitted use:** Subjects of Let to be used for office purposes only. No other use permitted.
- Rental:** Starting rent calculated at £150.00 per m², per annum, exclusive of VAT, invoiced quarterly in advance. *NB. Rental inclusive of costs relating to water, wastewater, fire alarm maintenance, and cleaning of communal areas by Landlord's cleaning contractor.*
- Rent Review:** Three-yearly reviews in line with any upwards only movement in Retail Price Index inflation from Date of Entry.
- Rental Term:** Negotiable.
- Local Authority Rates/ BID Levy:** Tenant's responsibility to pay directly to Local Authority and Living Lerwick.
- Fixtures & Fittings:** Offices are unfurnished, with carpet tiles, vertical window blinds, and panel heaters provided. Tenant responsible for maintaining, or replacing, if required, during Rental Term.
- Electricity Charges:** Invoiced to Tenant quarterly in arrears on a pro-rata basis of floor space occupied. Rate currently £7.50 per m² per quarter exclusive of VAT.
- Telephones & Broadband:** Tenant responsible for arranging any installations and connections required.
- Repairs & Maintenance:** Landlord will keep the exterior of property wind and watertight and is responsible for maintaining all shared internal areas and facilities within the building. Tenant responsible for all internal maintenance, decoration, electrical fittings, and renewal of Landlord's fittings within the Subjects.



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- 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 Subjects.
- Cleaning:** Tenant responsible for cleaning the Subjects and for leaving them in a clean and tidy condition. Shared facilities and communal areas of the building shall be cleaned by the Landlord's cleaning contractor.
- Security:** Tenant responsible for security of own Subjects and collectively responsible for the overall security of the building with other Tenants.
- Assignment or Sub-lease:** Not permitted without Landlord's prior consent.

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.



Alexandra Building first floor location plan



Meeting Room 

Offices immediately available 

Offices available from January 2025 

 Communal Areas

Office 2a



Office 4

