



GOVERNMENT OF BERMUDA
Ministry of Public Works and Environment

Department – Public Lands and Buildings

INFORMAL TENDER FOR LEASE

**FLATTS RAILWAY STATION
37 NORTH SHORE ROAD, HAMILTON PARISH FL04**



Unconditional offers are invited

**OFFERS TO BE SUBMITTED BASED ON THE ATTACHED
TERMS & CONDITIONS OR OFFER DETAILS BY 3.00PM ON
FRIDAY SEPTEMBER 4TH 2026**



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37 NORTH SHORE ROAD, HAMILTON PARISH FL04**

Location.	The property is located on the railway trail off of North Shore Road in Hamilton Parish, north east from the Flatts Railway bridge, on the road side.
Description.	The unit has previously been used as workshop and there is no water supply to the property. The property is comprised of a single storey, traditionally built building with two open plan rooms. The attached photos only provide some indication of the state and condition of the property.
Use	It is part of the National Park Railway Trail and so applicants should have considerations in their use proposal that would complement the Parks system.
Tenure.	Leasehold – A maximum term of 5 years, with option for renewal
Planning / Parks Controls	The site is zoned as part of a National Park and therefore any proposed works to the building and use would be considered by Parks Department/ National Parks Commission and Development & Planning Control requirements. In selecting potential tenants, the landlord will consult the Parks Department/National Parks Commission & Planning Department.
Services & General Condition of Building	Electricity supply is available. The property is in a reasonable good state consistent with its age. The Landlord offers no guarantee or warranty as to the condition, suitability or full details of aspects that may require refurbishment or replacement within the building. Bidders are encouraged to carry out their own detailed survey to satisfy themselves.
Leasing Agreement	The lease agreement shall be based on the Government's standard lease provisions.
Costs	Tenant shall be fully responsible for all improvement works to the building, including any services that will suite the proposed use for the property. The Landlord will ensure the building and shall reserve the right to recharge the cost to the Tenant.



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Repairs & Maintenance	The Landlord will be responsible for the structure of the building including the roof and exterior walls. The tenant will be responsible for repair and maintenance of all internal parts and aspects of the building, including the electrical systems and all other Landlord's fixtures and fittings.
Offers.	The offer conditions are set out in the attached 'Invitation to Tender', under Part II, Part III and Part V. It is recommended that bidders read these carefully and possibly consult with their solicitor before making an offer. All offers should be submitted on the enclosed offer form by <u>3:00 PM On Friday 4th September 2026.</u> Bidders are to provide details of their proposed use with any other additional details or information they consider to be important or appropriate to assist in the consideration of their proposal.
Disclaimer	These particulars as supplied by the Estates Services of the Department of Public Lands & Buildings/Government of Bermuda are set out as a general outline only for the guidance for works to be proposed and of intending leasing arrangement; and do not constitute any part of an offer or contract. Details are provided without any responsibility or indemnity, and any intending lessees or third parties should not rely on them as statements or representations of fact, but as merely providing information as a guide. Bidders must satisfy themselves by inspection and detailed survey as to the correctness of each of the information provided. We have not carried out a detailed investigations on the services, appliances and specific fittings; and so interested parties would have to ensure that their intended use can be supported by such services, appliances and fittings. Any photographs, measurements, plan and distances referred to are given as a guide only and should not be relied upon for the procurement of any works, fixtures or fittings or any other decisions. Tenure details cannot have their accuracy guaranteed for intending lessees and are therefore given as a guide only and for further negotiation purposes. These should be checked and confirmed by bidder's surveyors/solicitor prior to completing any associated agreement.



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	No person in the employment of the Estates Services/Department of Public Lands & Buildings of the Government of Bermuda has any authority (in their own right) to make any representation or warranty whatsoever in relation to the property and request for proposal.
Conditions of Leasing.	All offers and any subsequent negotiations shall be subject to contract. The acceptance of any offer will be subject to approval of the relevant Government Department/Ministry. The enclosed 'Terms & Conditions' shall be used as the basis for the leasing arrangement.
Further Enquiries & Viewings.	The property will be available for viewing/surveys according to the scheduled dates and times below, or upon request and arrangements with the Estates Section, Department of Public Lands & Buildings. Scheduled viewing dates and times shall be as follows: Thursday 23rd July 2026 – 1:30pm to 3pm Wednesday 5th August – 12pm to 1pm Tuesday 18th August 2026 – 11:30am to 1:30pm Friday 28th August 2026 – 12:30pm to 2:30pm Any further visits for detailed investigations/surveys will be possible only by special arrangements. The property is available to be viewed/inspected by interested parties at their will. The contact details for further enquiries and site visit/viewing arrangements: Name: Amber Bradshaw and Keanna Gooden Email: arbradshaw@gov.bm and kjgooden@gov.bm Mobile: +1 (441) 5010441 or +1 (441) 5014805

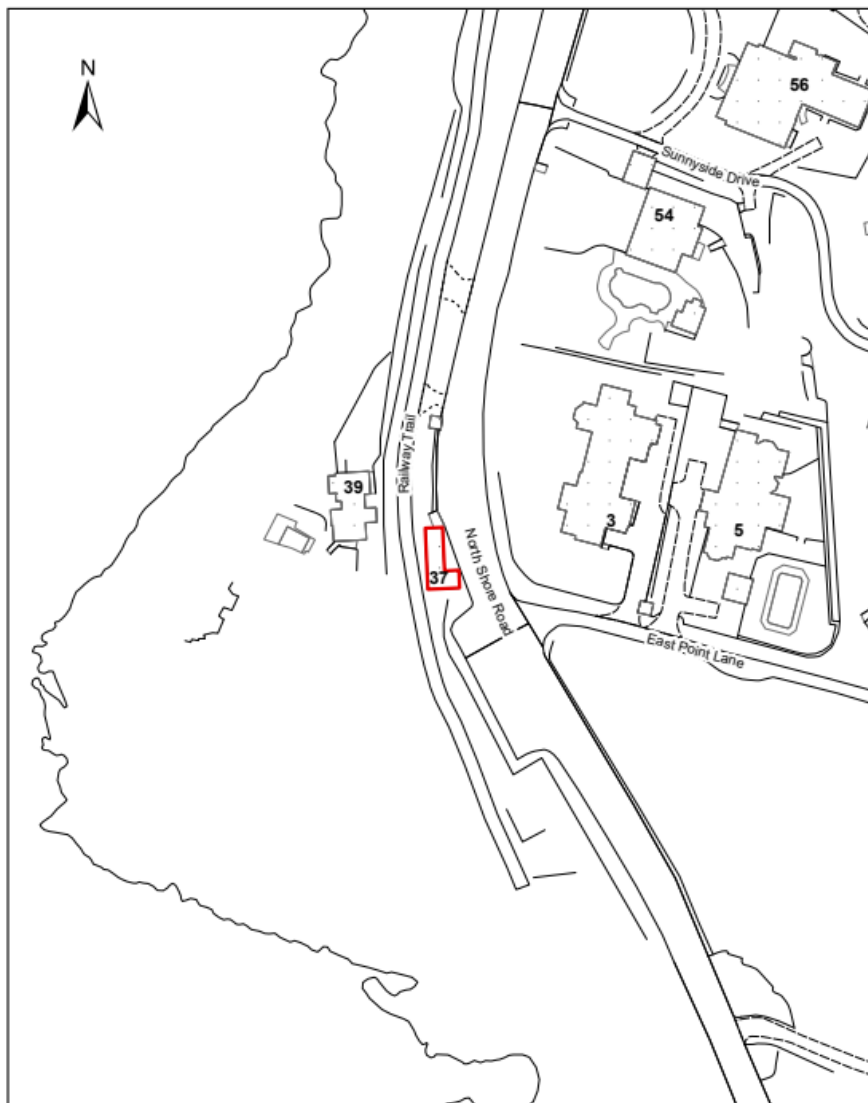


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LOCATION PLAN & PHOTOGRAPHS

Location Plan



Former Railway Trail Building, 37 North Shore Road, Hamilton Parish

Date: Friday, 7 January 2022
Scale: 1:1,000

Drawing No. 5510046711
File No.

 Building
For Identification Purposes



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