

The Viskan prison expands with 120 places

Intea has signed an agreement with the Swedish Prison and Probation Service for an expansion of the recently inaugurated Viskan prison by nearly 3,000 sqm of lettable area and adaptation of existing spaces.

The Viskan prison, leased by the Swedish Prison and Probation Service until 2045, currently accommodates 144 places and has undergone an extensive renovation and reconstruction, with the Swedish Prison and Probation Service taking over the prison on January 15th of this year. The facility includes large areas for activities that, with certain adjustments, have the capacity to engage more clients. In light of this and the facility's overall good expansion possibilities, the number of places is now being increased to a total of 264.

The lease agreement follows the main contract, and rent will begin to be paid as the adaptations and new areas are completed. The annual rental value is calculated based on the costs incurred in the project and is estimated to amount to SEK 23.7 million, of which the base rent is approximately SEK 3.4 million with 100 percent CPI indexation, and the remaining part is non-indexed annuity-based annual additional rent which will be paid during the initial lease period. Additionally, increased operating costs are compensated by the Swedish Prison and Probation Service with SEK 4.3 million per year.

The investment is estimated to amount to approximately SEK 250 million, and the project is expected to be fully completed by 2027. The lease agreement is subject to government approval, among other conditions.

“The Viskan prison has in a short time been restored for the Swedish Prison and Probation Service and is highly anticipated. We are now taking the next step with a logical expansion and creating an efficient unit in this part of the country for a long time to come,” says Jerker Häggström, CEO of Intea Östersund.

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About Intea

Intea invests in and manages social infrastructure for its own long-term management. As of December 31, 2024, the property portfolio's value amounted to SEK 23.6 billion, with a leasable area of 573,000 sqm. The property portfolio consists of properties and projects with public tenants, such as the judiciary, higher education, and healthcare. Read more at www.intea.se.

Attachments

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