

# Dunfermline Business Centre

Izzat Avenue  
KY11 3BZ



**Reception Area**  
**Meeting Rooms**  
**On-site parking**

**High quality specification offices**

**Units from 8sqm (85sqft) to 184sqm (1,981sqft)**

**Close proximity to town centre and train station**

# DUNFERMLINE BUSINESS CENTRE

Dunfermline Business Centre is situated on Izatt Avenue, just off Queensferry Road, the main route into Dunfermline from the South. It is just one mile from the town centre and half a mile from the railway station, with frequent bus services along Queensferry Road.

Dunfermline Business Centre offers high quality business accommodation in a managed Centre. There are 37 units ranging in size from 8sqm (85sqft) to 184sqm (1,981sqft). All units are finished to a high standard and benefit from heating via bio-mass radiator systems, perimeter trunking, suspended ceilings and quality floor coverings.

## Facilities for the centre include:

- Reception facilities
- Security alarm system
- 24 hour access (fob system)
- Intercom system
- Meeting room facilities
- Communal kitchen & toilet facilities
- Lift
- Individual metered for electricity
- Car parking

## ENERGY PERFORMANCE RATING

Energy Performance rating: E

## LEASE TERMS OVERVIEW

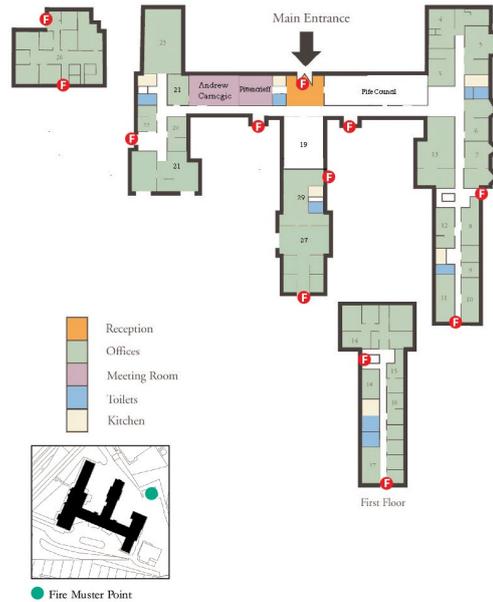
An overview of standard lease terms are as attached

## FURTHER INFORMATION

To obtain details on availability and rental terms for Dunfermline Business Centre, please contact the Business Property Team:



#fifemeansbusiness



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# Dunfermline Business Centre

## A guide to lease obligations

### 1. INTRODUCTION

A lease is a binding contract defining responsibilities and obligations on both tenant and landlord. In order to be legally competent, the lease must employ formal language which can be complex and difficult to understand.

This guide explains the principal lease obligations in plain terms but is not intended as a substitute to the lease which will always prevail in any issue or dispute.

### 2. LANDLORD

#### **Insurance**

The landlord will insure the basic fabric of the property and will recover an appropriate premium from the tenant through the Service Charge.

The Council's insurance policy covers standard risks such as fire, storm and flood, but does not cover vandalism or damage through attempted theft

#### **Repairs**

The landlord will maintain the external structure of the property and shared areas within the estate boundary and associated costs included within annual Service Charge. Unless damaged by the tenant or other occupiers, this will include:

- roofing
- external walls
- gutters and downpipes
- car parking and servicing areas
- boundary fencing
- landscaping
- communal lighting (internal / external)
- communal alarm systems
- automated door system
- intercom system

The landlord will also maintain and service **gas fired and Wood Fired** heating installations (in compliance with the Gas Safety (Installation and Use) Regulations 1998)

#### **Legislation**

The landlord will comply with Legislation, Regulations and Codes of Practice, in relation to all communal areas, pertaining to;

- Asbestos (an annual asbestos register will be held at reception)
- Fire Risk Assessment
- Risk Assessment
- Legionella Management (a water log book is held at reception)

### **Rent**

The landlord is entitled to receive rent. Should the tenant fail to pay rent, the landlord's ultimate remedy is to terminate the lease.

## **3. TENANT**

### **Insurance**

The tenant is obliged to maintain suitable insurance for all contents placed in the property. Tenant's insurance should also cover doors, windows and glass.

The tenant is required to maintain Public Liability Insurance and indemnify the landlord against all claims for loss, damage and injury, including death.

### **Repairs**

The tenant will maintain, replace and renew the interior of the lease unit / office, including all floor surfaces and coverings, internal walls and supports, the internal surfaces of exterior walls, ceilings, light fixtures and fittings, heating fixtures and fittings, telecommunications fixtures and fittings and doors and associated ironmongery and window ironmongery and all glass in good and substantial repair.

A tenant may use any equipment or installation left by a previous occupier but this will be at their own risk and no warranty is offered by the landlord.

### **Rent**

Rent is payable by Direct Debit. It is the tenant's responsibility to ensure that rent is paid on time.

### **Rates**

The tenant is liable for paying Rates to the Local Authority. The tenant is also responsible for all water, drainage and sewerage charges.

### **Utilities**

Electricity, and telecoms charges are payable direct to the tenant's contracted supplier. (Unless otherwise stated within the lease)

### **Use**

Use of the property is exclusive to the tenant and the lease must not be transferred or another business allowed to operate from the premises.

### **Alterations**

Alterations, additions, modifications or enhancements to any part of the property is prohibited without landlord's prior consent

### **Legislation**

The tenant must comply with all relevant Legislation, Regulations and Codes of Practice, pertaining to their leased office / unit, covering points such as (where applicable):

- Bacterial infection (e.g. Legionella)
- Health & Safety
- Fire Risk Assessment
- Asbestos