

# DUNNIKIER BUSINESS PARK

MITCHELSTON INDUSTRIAL ESTATE

KIRKCALDY

## NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE

FROM 88 SQM (947 SQ FT) TO 117 SQM (1259 SQ FT)

AVAILABLE AUTUMN 2021

#fifemeansbusiness

# NEW BUSINESS UNITS

**Dunnikier Business Park units form part of the regeneration of Mitchelston Industrial Estate, Kirkcaldy. Ranging in size from 88sqm (947sqft) to 117 sqm (1259 sqft) they provide an ideal solution for small businesses in the manufacturing, technology and service industries.**

These units are being built by the Fife Industrial Innovation Investment Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years. City Region Deal partners include councils, Scottish and UK Governments, universities, colleges and the private and third sectors. The Deal focuses on five themes: innovation, housing, skills, transport and culture.

**Available in Autumn 2021 these new business units are suitable for innovative businesses looking to expand or relocate**

## DESCRIPTION

Due for completion Autumn 2021 there will be 7 new business units suitable for Class 4,5 & 6 uses, ranging in size from 88sqm (947sqft) to 117 sqm (1259 sqft), with the potential to combine units.

### The units will benefit from:

- Steel portal frame construction
- Internal eaves height 4 metres
- Glazed pedestrian entrance
- Electrically operated overhead access door
- Security shutters
- 3 phase supply and Solar PV power systems
- Energy efficient LED lighting internally and externally
- WC Facilities
- Radiant Heating System

## ACCOMMODATION

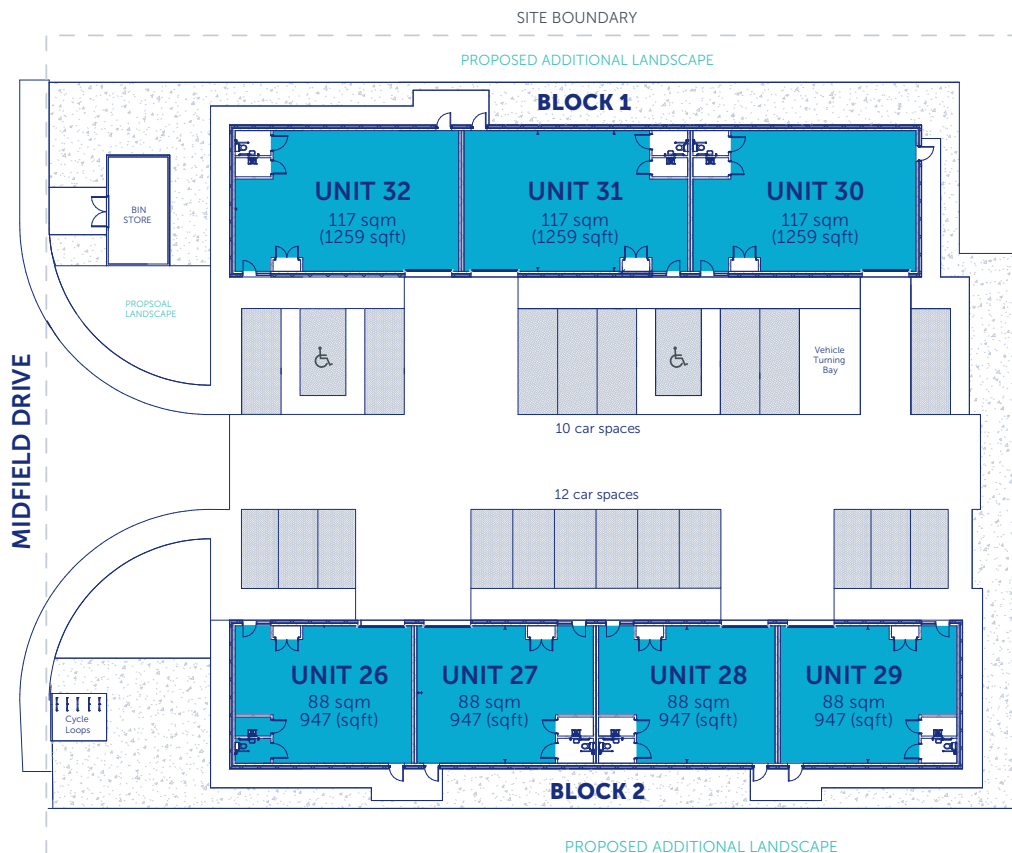
Unit 26	88sqm	(947sqft)
Unit 27	88sqm	(947sqft)
Unit 28	88sqm	(947sqft)
Unit 29	88sqm	(947sqft)
Unit 30	117sqm	(1259sqft)
Unit 31	117sqm	(1259sqft)
Unit 32	117sqm	(1259sqft)
<b>TOTAL</b>	<b>703 sqm</b>	<b>7,565 sqft</b>

## LOCATION

The new units are located within Dunnikier Business Park, which forms part of the wider Mitchelston Industrial Estate. The units are easily accessed by road and public transport with a rail link at Kirkcaldy Station only 5 minutes drive away. The units are ideally located next to the A92 which links to both Edinburgh and Dundee.

## BENEFITS

- One million skilled workforce within one hours drive
- Home to wide selection of Fife's global businesses
- Easily accessible with excellent links via road, rail and air
- Convenient close to amenities and facilities
- Excellent fibre broadband connections



## ENERGY PERFORMANCE RATING

The Energy Performance Rating will be assessed on completion of the buildings.

## LEASE TERMS

- 3 year minimum lease term
- Internal repairing lease, with service charge for external repairs/communal service provision
- Rental cost £8.00 per sqft per annum
- Class 4,5 & 6 use only
- Business criteria Innovation, technology, growth

An overview of standard lease terms are attached



## Connectivity and Location

Approximately 30 miles north of Edinburgh and 30 miles south of Dundee, Dunnikier Business Park is situated close to the A92 in Kirkcaldy, Fife's second largest town.

### Road

Accessing Dunnikier Business Park is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

### Air

Edinburgh Airport is approx 35 mins by road. More than 40 airlines operate 300 flights a day from Edinburgh, including 40 to London.

### Rail

Close proximity to both Kirkcaldy and Markinch stations, including the East Coast Main Line that links London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.

For more information  
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# Dunnikier Business Units

## 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.

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 (excepting doors and windows) and shared areas within the estate boundary. Unless damaged by the tenant or other occupiers, this will include:

- roof sheeting
- wall cladding
- gutters and downpipes
- car parking and servicing areas
- boundary fencing (not individual yards or compounds)
- landscaping
- estate lighting (not external lighting fixed to the Unit)

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

#### 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.

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

### 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 is responsible for maintaining the interior of the property, and all external doors and windows. Elements will include repair and replacement of:

- toilet and kitchen fittings
- wash sinks and water supplies
- electric hot water boilers or geysers
- internal pass doors and all ironmongery
- lighting, electric heating and electric equipment
- electrical power points and installations (including annual system test)
- decoration
- external doors and all ironmongery (including locks)
- roller or sectional doors (including locks and any electric mechanism)
- windows and glass
- security shutters and grilles

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.

#### 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

Gas, electricity and telecoms charges are payable direct to the tenant's contracted supplier.

#### 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, covering points such as:

- Bacterial infection (eg, Legionella) (Water log book provided by Landlord)
- Health & Safety
- Fire Risk Assessment
- Asbestos (risk register provided annually by landlord)