

QUEENSWAY PHASE 2

QUEENSWAY TECHNOLOGY AND BUSINESS PARK
FLEMINGTON ROAD GLENROTHES

NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE BUSINESS UNITS
FROM 97 SQM (1044 SQ FT) TO 198 SQM (2131 SQ FT)

AVAILABLE SPRING 2021

#fifemeansbusiness

NEW BUSINESS UNITS

Queensway Technology and Business Park will be a hub for innovative and future focused businesses. The Park will be home to the UK's first Green Data Centre, strengthening Fife's credentials as a leading region in low carbon energy projects.

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

DESCRIPTION

Due for completion Spring 2021 there will be 9 new business units suitable for Class 4,5 & 6 uses, ranging in size from 97sqm (1044sqft) to 198sqm (2131sqft), with the potential to combine units.

The units will benefit from:

- Potential to benefit from 100% rates relief using Small Business Bonus Scheme (subject to tenant eligibility)
- Connection to a District Heating Network, an alternative to gas that offers a financial saving as well as environmental benefits
- Internal eaves height of 4 metres
- Electrically operated overhead access door and glazed pedestrian access
- Steel portal frame construction
- Energy efficient LED lighting (internal and external)
- WC facilities

ACCOMMODATION

Unit 12	124.6 sqm	1341.2 sqft
Unit 13	124.6 sqm	1341.2 sqft
Unit 14	124.6 sqm	1341.2 sqft
Unit 15	134 sqm	1442.4 sqft
Unit 16	98 sqm	1054.9 sqft
Unit 17	98 sqm	1054.9 sqft
Unit 18	198.2 sqm	2133.4 sqft
Unit 19	97.3 sqm	1047.3 sqft
Unit 20	97.3 sqm	1047.3 sqft
TOTAL	1096.6 sqm	11803.8 sqft

LOCATION

Queensway is one of Central Fife's best-located employment locations and has been the focus of a sustained programme of investment over the last decade. These units are just one of the many projects under way as part of the wider regeneration of the Queensway Technology and Business Park and the town centre area. The units are easily accessed by road and public transport with a rail link in Markinch only 5 minutes away. Ideally located next to the A92 with links to Kirkcaldy, Edinburgh and Dundee to the North.

BENEFITS OF LOCATING AT QUEENSWAY

- One million skilled workforce within one hours drive
- Easily accessible with excellent links via road, rail and air
- Convenient town centre location, close to amenities and facilities
- Excellent broadband fibre connections

ENERGY PERFORMANCE RATING

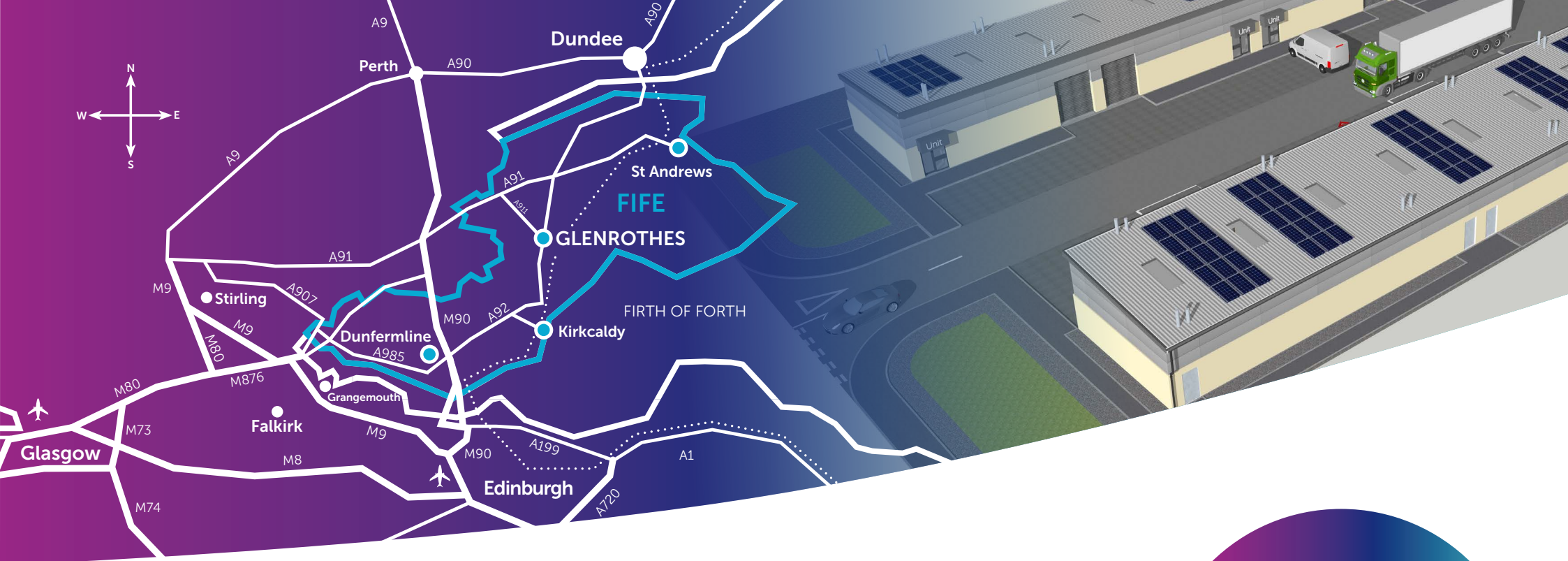
The Energy Performance Rating will be assessed on completion of the buildings

LEASE TERMS

- 3 year minimum lease term
- Internal repairing lease, with service charge for external repairs/communal service provision
- Rental cost £7.50/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

Situated approximately 25 miles north of Edinburgh and 15 miles south of Dundee, Queensway Phase 2 is located in Glenrothes, Fife's third largest town.

Road

Accessing Queensway 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 38 mins by road. More than 40 airlines operate 300 flights a day from Edinburgh, including 40 to London.

Rail

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

For more information
contact the
Business Property Team
fifemeansbusiness@fife.gov.uk



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Queensway 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)