

# Westport Business Centre

North Union Street, Cupar  
KY15 4DU



**High quality  
business  
accommodation**

**Car parking**

**High quality specification offices**

**5 offices – from 12sqm (132sqft) to 51sqm (549sqft)**

**Town centre location**

## WESTPORT BUSINESS CENTRE

Westport Business Centre is located off North Union Street, within the Centre of Cupar, with access via A91 onto A92 providing links to both Edinburgh and Dundee.

Westport Business Centre offers high quality business accommodation within multi-occupancy building. There are 5 offices ranging in size from 12sqm (132sqft) to 51sqm (549sqft). All units are finished to a high standard and benefit from air source heat pump radiator systems, perimeter trunking, suspended ceilings and quality floor coverings.

Larger offices benefit from kitchen sinks and cupboards.

### Facilities for the centre include:

- Security alarm system
- 24 hour access (fob system)
- Intercom system
- Communal toilet facilities
- Disabled access and facilities
- Lift
- Car parking

## ENERGY PERFORMANCE RATING

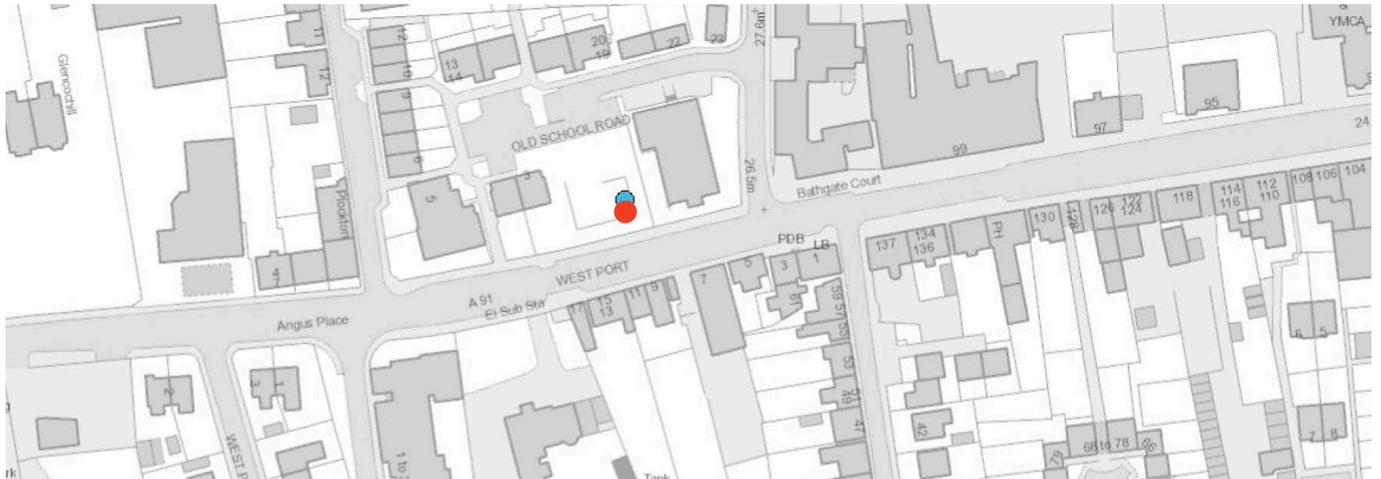
Energy Performance rating: B

## LEASE TERMS OVERVIEW

An overview of standard lease terms are as attached

## FURTHER INFORMATION

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



Derek Bayne

**Business Property Team**

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#fifemeansbusiness

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# Energy Performance Certificate

# Scotland

Non-Domestic buildings and buildings other than dwellings

**WESTPORT BUSINESS CENTRE, 1 OLD SCHOOL ROAD, CUPAR KY15 4EZ**

**Date of assessment:** 12 September 2013  
**Date of certificate:** 11 October 2013  
**Total conditioned area:** 281.62m<sup>2</sup>  
**Primary energy indicator:** 100 kWh/m<sup>2</sup>/yr

**Reference Number:** 9112-3171-2473-0200-2795  
**Building type:** Office/Workshop  
**Assessment Software:** EPCgen, v4.1.e.5  
**Transaction Type:** Property on construction

## Building Energy Performance Rating

Excellent

**A+** Net Zero Carbon or better

(0-15)

**A**

(16-30)

**B**

(31-45)

**C**

(46-60)

**D**

(61-80)

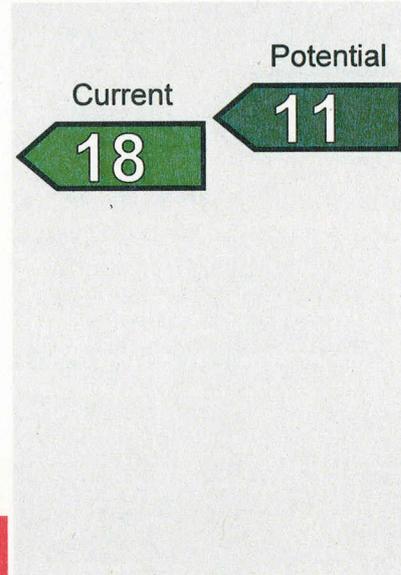
**E**

(81-100)

**F**

(100+)

**G**



Very Poor

**Approximate Energy Use:**

34 kWh per m<sup>2</sup> per year

**Approximate Carbon Dioxide Emissions:**

17.76 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

**18** **B**

## Recommendations for the cost-effective improvement of energy performance

1. Add optimum start/stop to the heating system.
2. Add weather compensation controls to heating system.
3. Consider installing solar water heating.
4. Consider installing PV.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.**

# Westport 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 all inclusive rental.

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 internal & external structure of the property and shared areas within the estate boundary and associated costs included within all inclusive rental. 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 Air Source** 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 provided by the landlord)
- Fire Risk Assessment
- Risk Assessment
- Legionella Management (a water log book will be held within the building)

### **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