



FIFE RENEWABLES INNOVATION CENTRE

**The natural home for Scotland's
Renewable Energy Sector**

Situated at the heart of Scotland's East Coast, the Renewables Innovation Centre is part of the internationally-acclaimed Energy Park Fife. Combining state-of-the-art business facilities and the latest in sustainable design, this landmark development is the ideal home for any business involved in the renewables industry.

A fantastic, inspirational working environment, flexible, affordable office space, and excellent in-house business support – the Innovation Centre provides everything your company needs to grow and prosper in the fast-moving Renewables Sector.



DESCRIPTION

Extending to approximately 2,000 sqm over two floors, this BREEAM 'Excellent' rated business centre is designed to enable technology and knowledge transfer, with a combination of individual incubation units and shared research facilities.

BENEFITS

- Inspirational landmark development
- Comprehensive business support on-site
- Access to shared innovation space
- Powered by low carbon & renewable technologies
- Constructed from responsibly produced materials
- Flexible space from 16 sqm to 205 sqm
- Stepped rental agreements
- Flexible leasing terms
- Reception services
- Excellent meeting and conference room facilities
- 24/7 security
- Latest broadband connectivity
- Communal networking area with stunning sea views

RENTAL

Base rental £15/sq.ft

Stepped rental within year 1:

- 1st 6 months – £9/sq.ft
- 2nd 6 months – £12/sq.ft

Year 2 onwards £15/sq.ft

Rental figures are inclusive of the following:

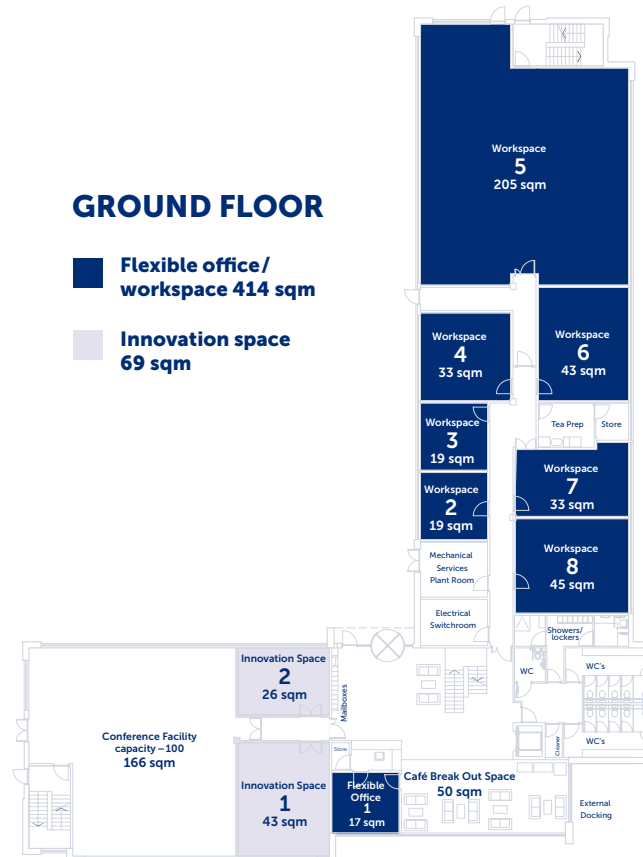
- Building insurance (not contents*)
- Building & grounds maintenance
- Refuse/recycling collection
- Building cleaning (excluding offices)
- Car parking
- Fire/intruder alarm maintenance
- Heating, lighting & power
- Water Rates (excluding surface water drainage)

Additional costs relating to the offices:

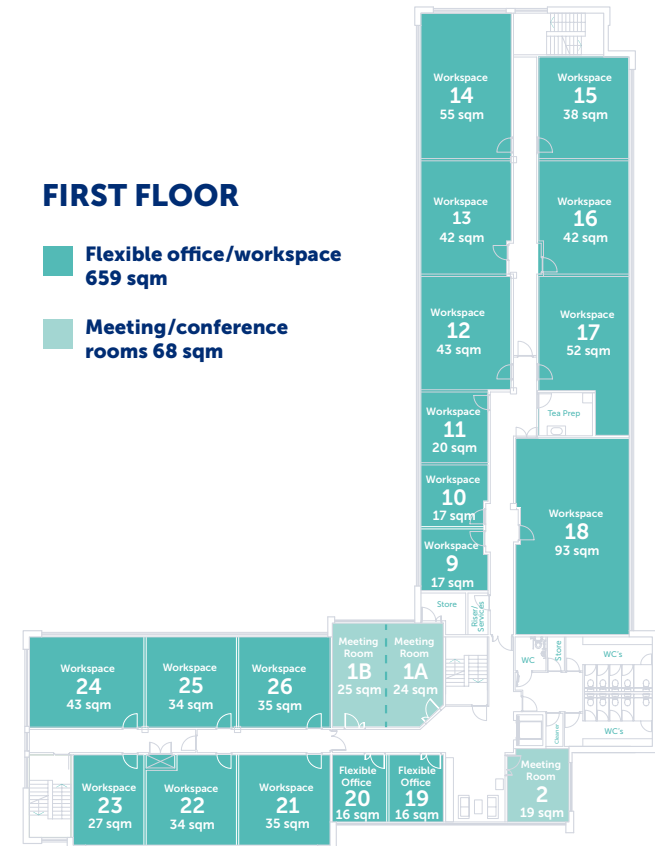
- Non Domestic Rates: The rateable value for each office is still to be provided. However, if the rateable value is below £10,000 there will be 100% rates relief through the small business bonus scheme.
- Surface Water Drainage charge: £100–£400 p.a depending on the size of office.
N.B. this is a charge made directly by Business Stream (Scottish Water) for all surface water drainage run off from the building/car park.
- Telecoms: BT/Virgin lines are installed to the building which will allow a direct connection to each office. Each tenant is required to establish a telecom package with their preferred supplier directly.
- Contents Insurance*

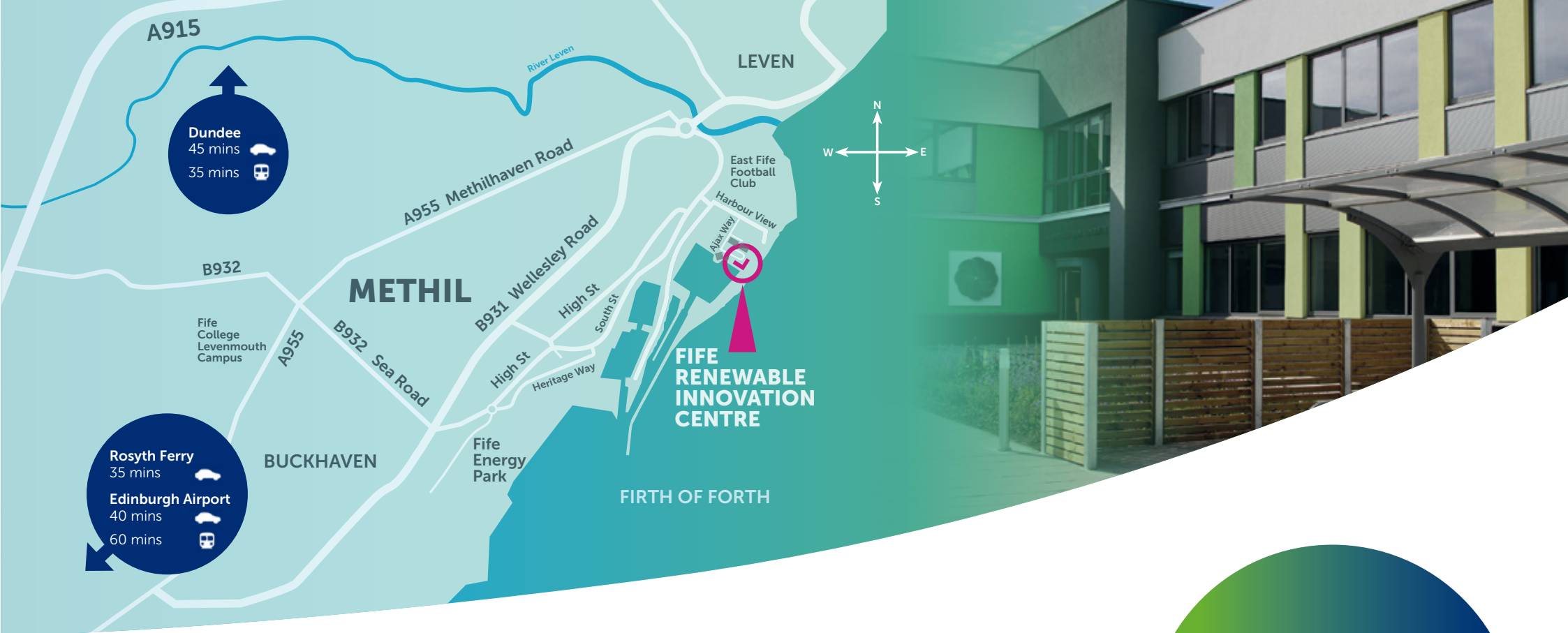


GROUND FLOOR



FIRST FLOOR





LOCATION

Fife Renewables Innovation Centre is ideally situated in Methil, on Scotland's east coast. This is the perfect location for any business looking to support, supply and service the Scottish Renewables Industry. It is also well connected,

with excellent transport links and convenient access to the motorway system, rail networks and the international freight terminal at Rosyth.



Fife Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item. **December 2020**

For more information
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www.investfife.co.uk/fric