

# Banbeath Industrial Estate

Leven

KY8 5HD



**Office area**  
**Phase 3 power**  
**Car parking/  
service yard**

**Established Industrial Estate**

**Units ranging from 80sqm (681sqft) to 507sqm  
(5,400sqft)**

**Excellent links to road network**

## BANBEATH INDUSTRIAL ESTATE

Banbeath is an established industrial estate situated on the northern edge of Leven in Central Fife. The estate is located off Kennoway Road, with excellent access via the A911 from Leven to the A92 and onto the M90 which links Fife to the rest of the Central Belt

Blocks 5 & 6 provide terraced units with workshop space ranging from 80sqm (861 sqft) to 163sqm (1,757 sqft).

### The units benefit from:

- Office area
- Toilet facilities
- Car parking/service yard
- 3 phase power
- Heating systems
- Roller Doors

Blocks 7 & 8 provide 4 modern industrial units ranging from 379 sqm (4,080 sqft) and 502 sqm (5,400 sqft).

### The units benefit from:

- Office area
- Toilet facilities
- Car parking/service yard
- 3 phase power
- Heating systems

## ENERGY PERFORMANCE RATING

Energy Performance rating ranging from C–G, individual property ratings can be provided on enquiry.

## LEASE TERMS OVERVIEW

An overview of [standard lease terms](#) are as attached.

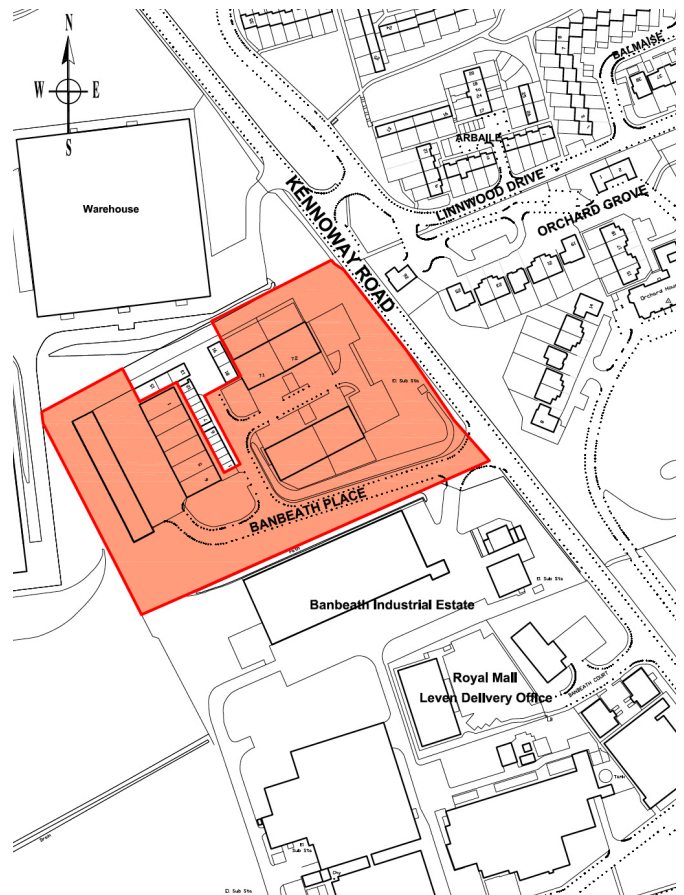
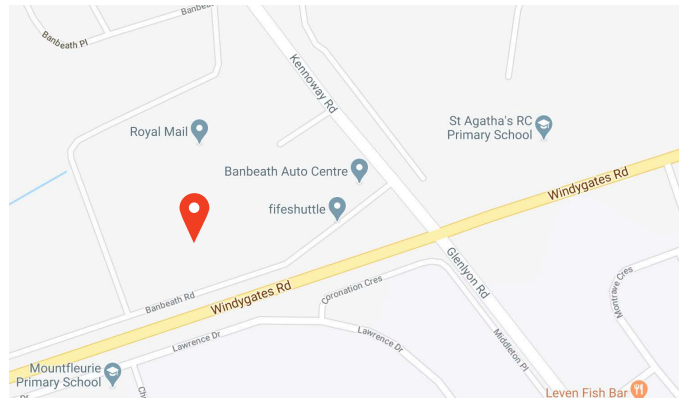
## FURTHER INFORMATION

To obtain details on availability and rental terms for Banbeath Industrial Estate, please contact the Business Property Team:

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# Banbeath Industrial Estate

## 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.

### 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.

### **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**

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)