

To Let - High Quality Business Units

**Total
787sqm
(8,480 sqft)**



Queensway Business Units Phase 1

Prominent site adjacent to A92

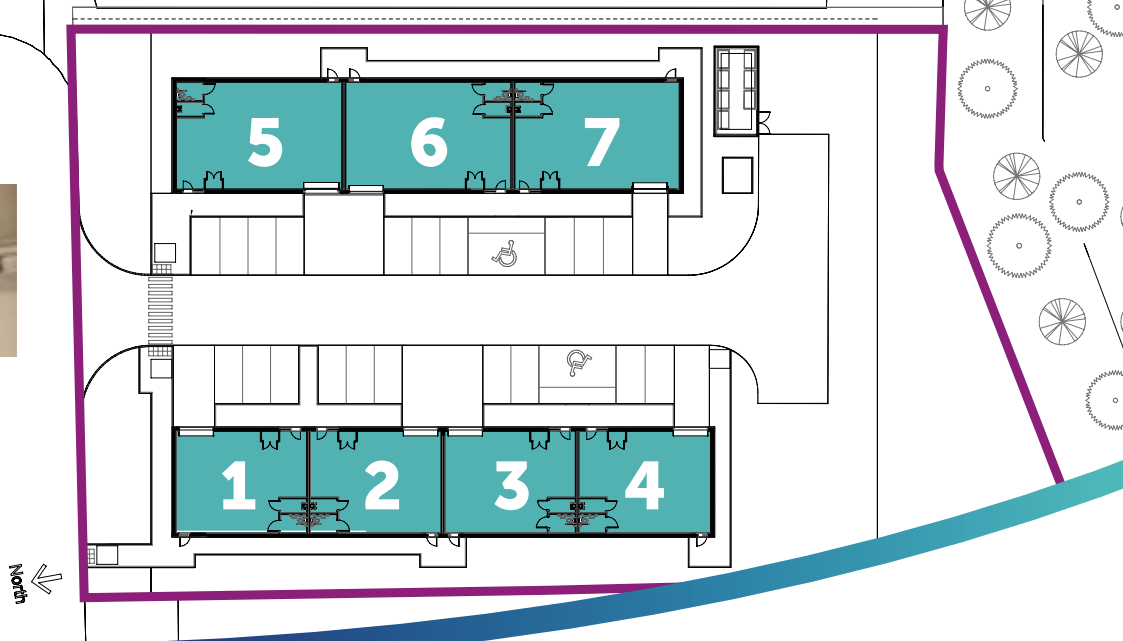
7 high specification units

Suitable for Business and Innovation

Location: Glenrothes, Fife, KY7 5QF

investfife

www.investfife.co.uk



About the site

Completed in November 2017, these units offer excellent facilities and competitive rates, making them ideal for businesses at any stage. Located in Glenrothes, the site boasts superb connectivity to major transport links, including the A92 and nearby railway stations, ensuring easy access to Edinburgh, Dundee, and beyond.

The site consists of seven high-quality, modern industrial units ranging in size from 98 sqm to 131 sqm, with the potential to combine units. The units are suitable for Class 4,5 and 6 use and have an internal eaves height of 4 metres.

Benefits

The units benefit from the following:

- Steel portal frame construction
- Glazed pedestrian entrance
- Electrically operated insulated roller door providing vehicular access
- Security shutters
- Rooflight provision
- 3-phase power supply and connectivity to mains gas, water and drainage
- Energy-efficient LED lighting internally and externally
- WC facilities
- Recycling facilities
- Solar PV power system
- Gas powered radiant heating system

Energy Performance Rating

All buildings have an Energy Performance Rating of A

Lease Terms

An overview of standard lease terms is attached.

Accommodation

Unit No.	Area (sqft)	Area (sqm)
1	1055	98.01
2	1055	98.01
3	1055	98.01
4	1055	98.01
5	1420	131.92
6	1420	131.92
7	1420	131.92



Connectivity and Location

Queensway Business Units are located within Queensway Technology and Business Park, an established business location in an excellent location on the eastern edge of Glenrothes.

Road

Access is easy with the A92 trunk road 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 station, 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
businessproperty@fife.gov.uk

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.

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)