

Fife Food & Business Centre

Southfield Industrial Estate,
Glenrothes, KY6 2RU



**Car parking/
communal
service yard**
3 phase power
Roller doors

Well placed for access to motorway networks

Close proximity to A92 and Forth Bridges

**Suitable for food production, storage and
distribution businesses**

FIFE FOOD & BUSINESS CENTRE

The Fife Food & Business Centre is located on Southfield Industrial Estate in the heart of Glenrothes. Conveniently close to the A92 and only 25mins from the Forth Road Bridge, it is well placed for access to the main motorway networks.

The Centre comprises of large warehouse units for both storage and distribution businesses and smaller scale from 92sqm (1,000sqft).

There are units suitable for food production/storage subject to specific industry requirements.

In addition, within the curtilage of the estate, there is a stand-alone building, the Food Resource Base, providing starter food production units from 40sqm (430sqft) with ancillary office space.

The property benefits from:

- Car parking/communal service yard
- 3 phase power
- Gas warm air heating
- Roller Doors
- Communal toilet facilities (units 1-16)
- Stand alone toilet facilities (units 17-20)

ENERGY PERFORMANCE RATING

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

LEASE TERMS OVERVIEW

An overview of standard lease terms are as attached.

FURTHER INFORMATION

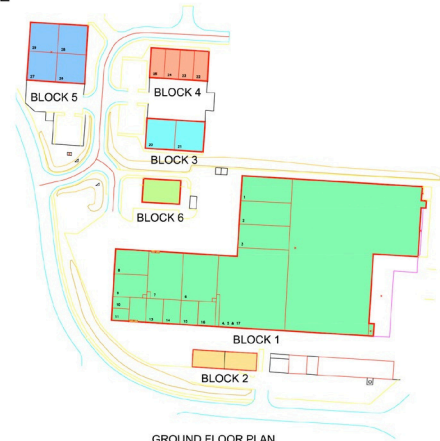
To obtain details on availability and rental terms for Fife Food & Business Centre, please contact the Business Property Team:

Business Property Team

fifemeansbusiness@fife.gov.uk

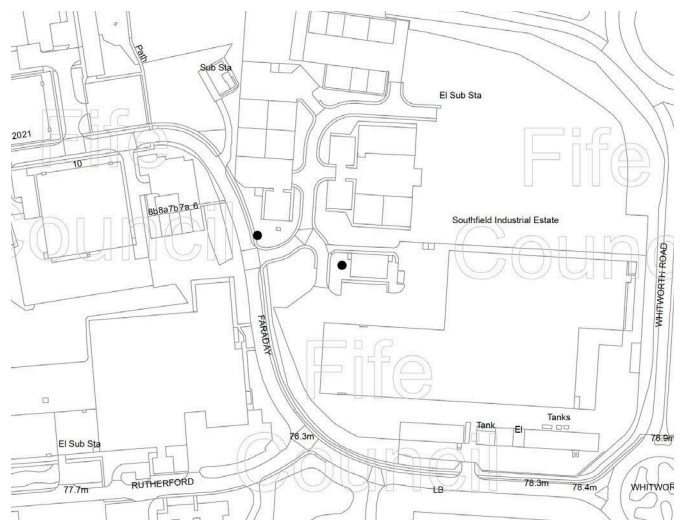
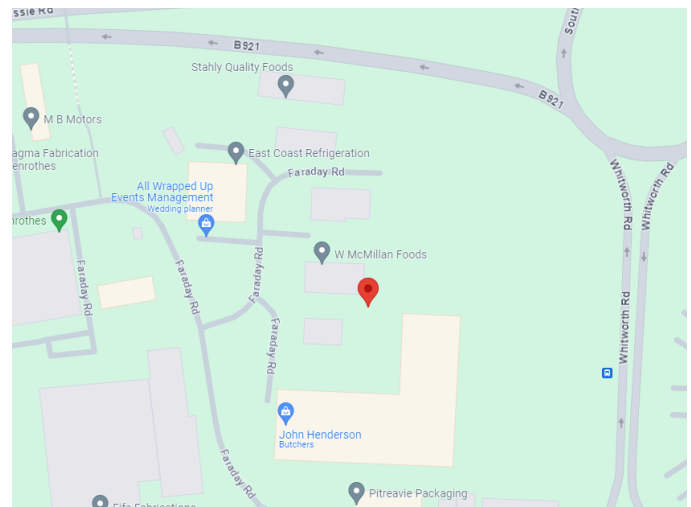
#fifemeansbusiness

FIFE FOOD CENTRE
GLENROTHES
UPRN : 007010



SEP. 2011

GROUND FLOOR PLAN
BLOCKS 1 - 6



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Fife Food & Business Centre

A guide to Full Repairing 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. 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 all repairs and maintenance to the subject property, both internal and external. This will include repair and where necessary replacement of:

- roof sheeting and any roof lights. Also any external flues or cowls
- wall cladding and any other walling material or fabric
- gutters and downpipes
- any yard surface covered by the lease and associated fencing
- external doors and all ironmongery (including locks)
- roller or sectional doors (including locks and any electric mechanism)
- windows and glass
- security shutters and grilles
- toilet and kitchen fittings including service pipes and drainage
- wash sinks and water supplies including service pipes and drainage
- electric hot water boilers or geysers
- internal pass doors and all ironmongery
- lighting, electric heating and electrical equipment
- electrical power points and installations (including annual system test)
- decorative order and cosmetic finishes

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) (a water log book is provided by landlord)
- Health & Safety
- Fire Risk Assessment
- Asbestos (an annual risk register is provided by landlord)

3. 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 include vandalism or damage through attempted theft.

Repairs

The landlord will maintain elements within the 'Estate' boundary which are not covered by the lease. These will include:

- Common landscaping and footpaths
- Shared car parking and servicing areas
- Boundary fencing and gates (not individual yards or compounds)
- Estate lighting (not external lighting fixed to individual units)
- Signage

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 as defined, the landlord's ultimate remedy is to terminate the lease