

Mill Court Industrial Estate

Tayport
DD6 9EL



Roller Doors

Phase 3 power

**Car parking/
service yard**

Established estate within the heart of Tayport

**Excellent access to Dundee, the A92,
and the wider Fife area**

Ideal for small to medium-sized businesses

9 units from 48sqm (515sqft) to 147sqm (1,580sqft)

MILL COURT INDUSTRIAL ESTATE

Mill Court Industrial Estate is an established estate situated on the heart of Tayport Fife, near Dundee. The estate is located off Mill Lane, Tayport with links to A92 to Dundee and into the heart of Fife.

The estate comprises of terraced industrial units, totalling 9 units, ranging from 48 - 147 sqm (515 – 1,580 sqft)

EACH UNIT BENEFITS FROM:

- Toilet facilities
- Car parking / service yard
- 3 phase power
- Roller Doors

ENERGY PERFORMANCE RATING

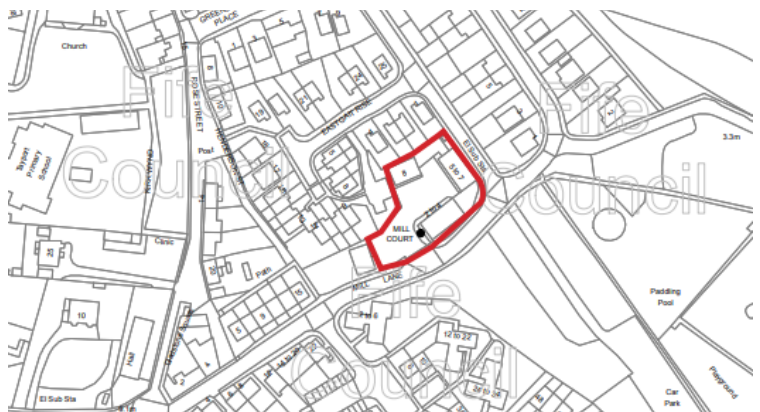
Energy Performance rating ranging from B - G, individual property ratings can be provided on enquiry

LEASE TERMS OVERVIEW

An overview of standard lease terms are as attached.

FURTHER INFORMATION

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



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Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.

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