Burnside Business Court

Inverkeithing, Fife, KY11 1NZ



TO LET

Light industrial premises with office, workshop and storage accommodation

- Approximately 3,872 Sq Ft - 5,046 Sq Ft
- Roller door access
- Car parking and communal service yard

November 2026

#fifemeansbusiness

LOCATION

Burnside Business Court is situated in Inverkeithing, within Fife's Bridgehead area close to the Forth crossings. The location offers convenient access to the A92 and M90, providing connections across Fife and to Edinburgh, Perth and the wider central Scotland motorway network. The Queensferry Crossing provides the principal motorway link across the Firth of Forth.

Inverkeithing is a historic royal burgh with a distinctive town centre and an established business community. Investment in its historic buildings, streets and public spaces is helping to enhance the town centre environment.

The town also benefits from rail connections to Edinburgh and destinations across Fife, providing additional travel options for staff and visitors. Together, these road and rail connections make Inverkeithing a practical location for businesses serving customers throughout Fife and the wider region.

DESCRIPTION

The property provides light industrial accommodation incorporating office, workshop and storage areas within Burnside Business Court, Inverkeithing. The combination of spaces offers a practical base for businesses requiring administrative and operational accommodation in one location.

Roller door access supports deliveries and servicing, while car parking and a communal service yard provide useful external facilities. The accommodation is suited to light industrial, storage and distribution activities, subject to the permitted uses.

ENERGY PERFORMANCE RATING

TBC

Price

£37,845.00 per annum.
Please contact the team for further information on lease terms.

Permitted Use

Use is restricted to Classes 4, 5 and 6. Leisure uses and motor trade activities are not permitted at this site.

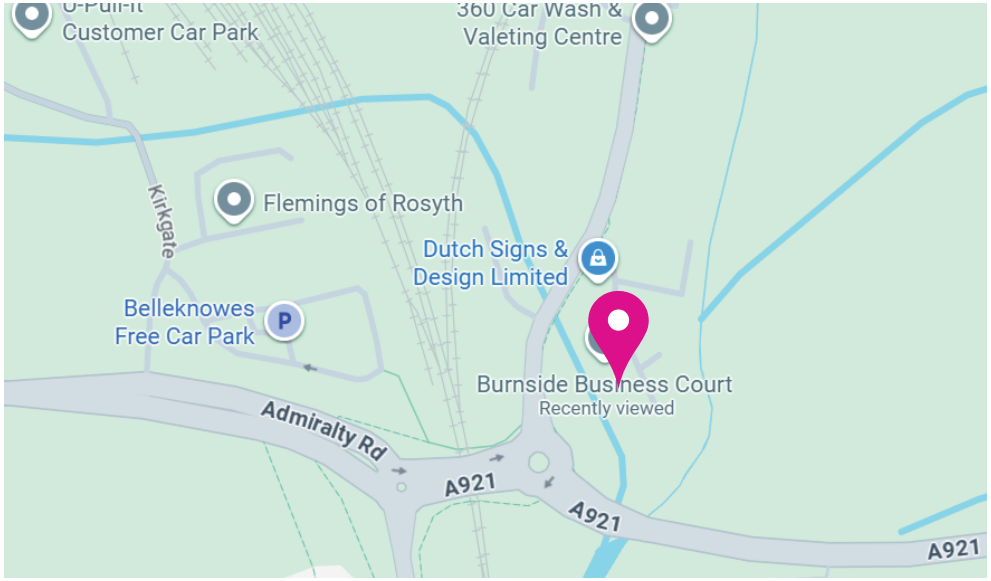
Entry

The Date of Entry shall be agreed.

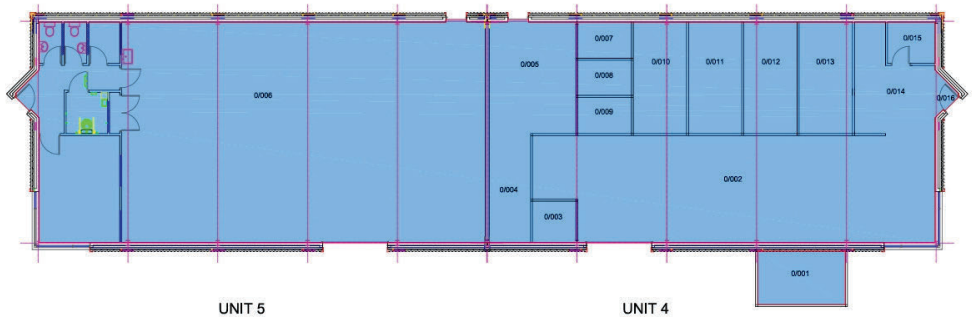
For more information please contact the:

Business Property Team

fifemeansbusiness@fife.gov.uk



Site Plan



GROUND FLOOR PLAN
BLOCK 5 - UNITS 4 - 5

BURNSIDE BUSINESS PARK, INVERKEITHING

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. Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International. **Nov 26**

Burnside Business Court
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)
- Fire Risk Assessment
- Heath & Safety
- Asbestos (an annual risk register is provided by landlord)