WEST WAY PHASE 2

HILLEND & DONIBRISTLE INDUSTRIAL ESTATE

DALGETY BAY

NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE
FROM 160 SQM (1,722 SQFT) **TO 185 SQM** (1,991 SQFT)

AVAILABLE NOW

IMAGE SHOWS WEST WAY PHASE 1 COMPLETED 2019

www.investfife.co.uk/westway

NEW BUSINESS UNITS

West Way forms part of the regeneration of the Hillend & Donibristle Industrial Estate which is home to global businesses such as Trescal, BAE Systems and Ingenico. Available Summer 2022 these new units are suitable for businesses looking to expand or relocate. Ranging in size from 160 sqm (1,722 sqft) to 185 sqm (1,991 sqft) they provide an ideal solution for small, innovative businesses in the manufacturing, technology and service industries.

Eight new business units have now been built under the Fife Industrial Innovation Investment (i3) Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years. City Region Deal partners include councils, Scottish and UK governments, universities, colleges and the private and third sectors. The Deal focuses on five themes: innovation, housing, skills, transport and culture.

Completed Summer 2022 these new business units are suitable for innovative businesses looking to expand or relocate.

Image show West Way Phase 1 completed 2019

DESCRIPTION

Completed in Summer 2022 these 8 new business units are suitable for Class 4,5 & 6 uses, ranging in size from 160 sqm (1,722 sqft) to 185 sqm (1,991 sqft) with the potential to combine a maximum of 2 units.

The units benefit from:

- Steel portal frame construction
- Minimum internal eaves height of 4m
- Glazed pedestrian entrance
- Electrically operated overhead access door
- Security shutters
- 3 phase supply & Solar PV power systems
- Radiant Heating System
- Energy efficient LED lighting internally and externally
- WC Facilities
- Parking for cars only (but no external storage)

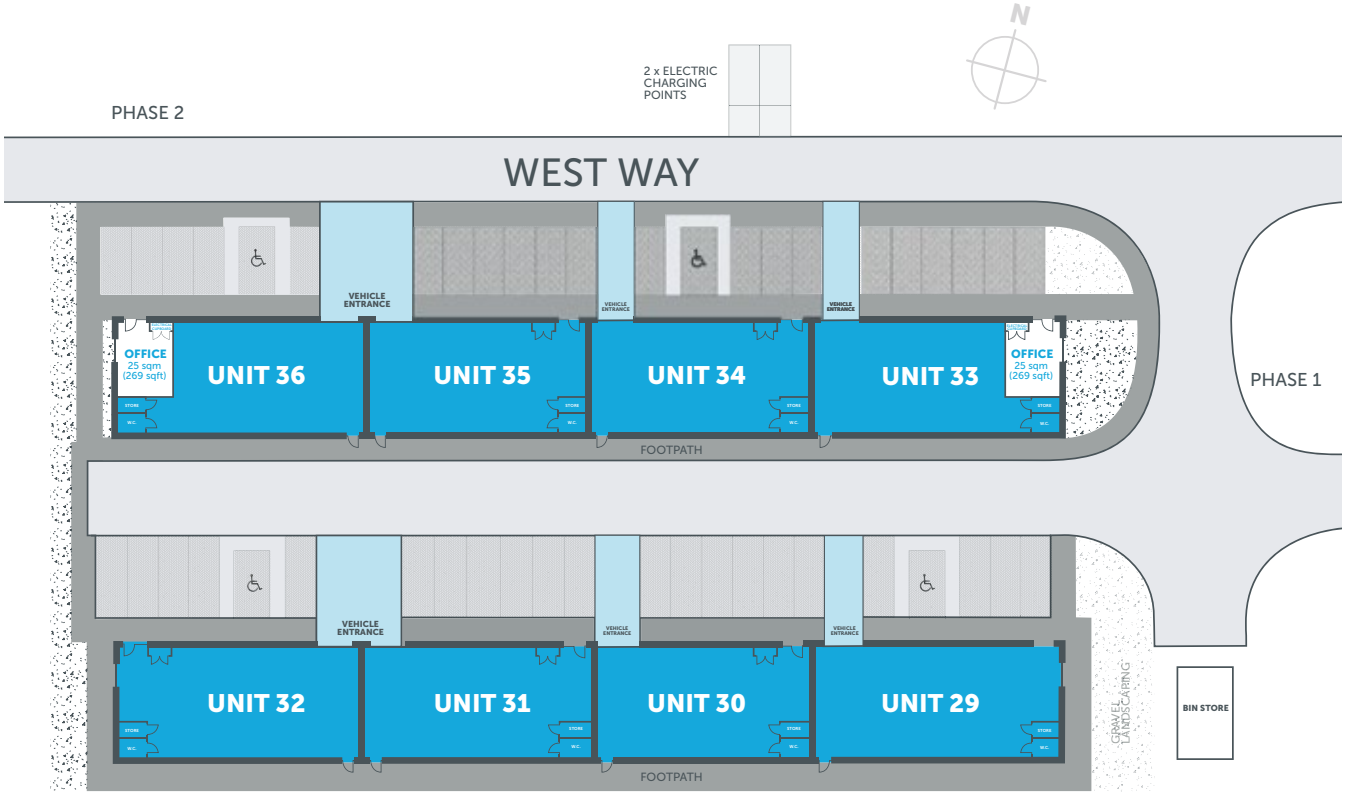
ACCOMMODATION

Unit 29	185 sqm	(1,991 sqft)	£16,924 pa
Unit 30	160 sqm	(1,722 sqft)	£14,637 pa
Unit 31	170 sqm	(1,830 sqft)	£15,555 pa
Unit 32	181 sqm	(1,948 sqft)	£16,558 pa
Unit 33	185 sqm	(1,991 sqft)	£16,924 pa
Unit 34	163 sqm	(1,755 sqft)	£14,917 pa
Unit 35	163 sqm	(1,755 sqft)	£14,917 pa
Unit 36	185 sqm	(1,991 sqft)	£16,924 pa
Totals	**1,382 sqm**	**(14,983 sqft)**	

LOCATION

The new West Way units are located at Dalgety Bay at the north end of the Hillend and Donibristle Industrial Estate and are easily accessed by road (A921 and M90 motorway), rail and public transport. Dalgety Bay railway station is on the Fife Circle and is only a 15 minute walk with connecting services to Edinburgh.

The units are only minutes from the Queensferry Crossing and just 30 minutes from Edinburgh International Airport.



BENEFITS

- One million skilled workforce within one hours drive
- Home to a wide selection of Fife's global businesses
- Easily accessible with excellent links via road, rail and air
- Convenient–close to amenities and facilities
- Excellent broadband fibre connections

LEASE TERMS

- 3 year minimum lease term
- £10.50 per sqft per annum
- Class 4, 5 & 6 use only (no motor trade, showroom or trade counter)
- Internal repairing lease, with service charge for external repairs/communal service provision
- Criteria **must** be within Innovation, technology, growth sectors to comply with funding

ENERGY PERFORMANCE RATING B

Connectivity and Location

Approximately 5 miles north of Edinburgh and 15 miles south of Dundee, West Way Phase 2 is located in Dalgety Bay in the Hillend & Donibristle Industrial Estate on the A921 just south of Dunfermline.

Road

Accessing West Way is easy. The A921 connects directly with the M90 and central Fife and the north of Scotland as well as the Queensferry Crossing, Forth Bridges and Edinburgh.

Air

Edinburgh Airport is less than 30 mins by road and is the UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations.

Rail

Close proximity to Rosyth and Dalgety Bay stations as well as the East Coast Main Line at Inverkeithing which links London with Aberdeen, as well as direct trains to Edinburgh and Glasgow.

Ports

Rosyth deep-water Port is readily accessible within 5 miles of West Way.

This project is supported by the Edinburgh & South East Scotland City Region Deal

For more information contact the
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Fife Council

investfife

Scottish Government
Riaghaltas na h-Alba
gov.scot

UK Government

CITY REGION DEAL
Edinburgh & South East Scotland

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. **Aug 2025**

West Way Phase 2 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.

Rent is payable by Direct Debit. It is the tenant's responsibility to ensure that rent is paid on time.

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.

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
- Heath & Safety
- Fire Risk Assessment
- Asbestos (risk register provided annually by landlord)