

WEST WAY PHASE 2

HILLEN & 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 SUMMER 2022

IMAGE SHOWS WEST WAY PHASE 1 COMPLETED 2019

www.investlife.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 Tescal, 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 are being 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.

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DESCRIPTION

Due to be completed in Summer 2022. 8 new business units 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)

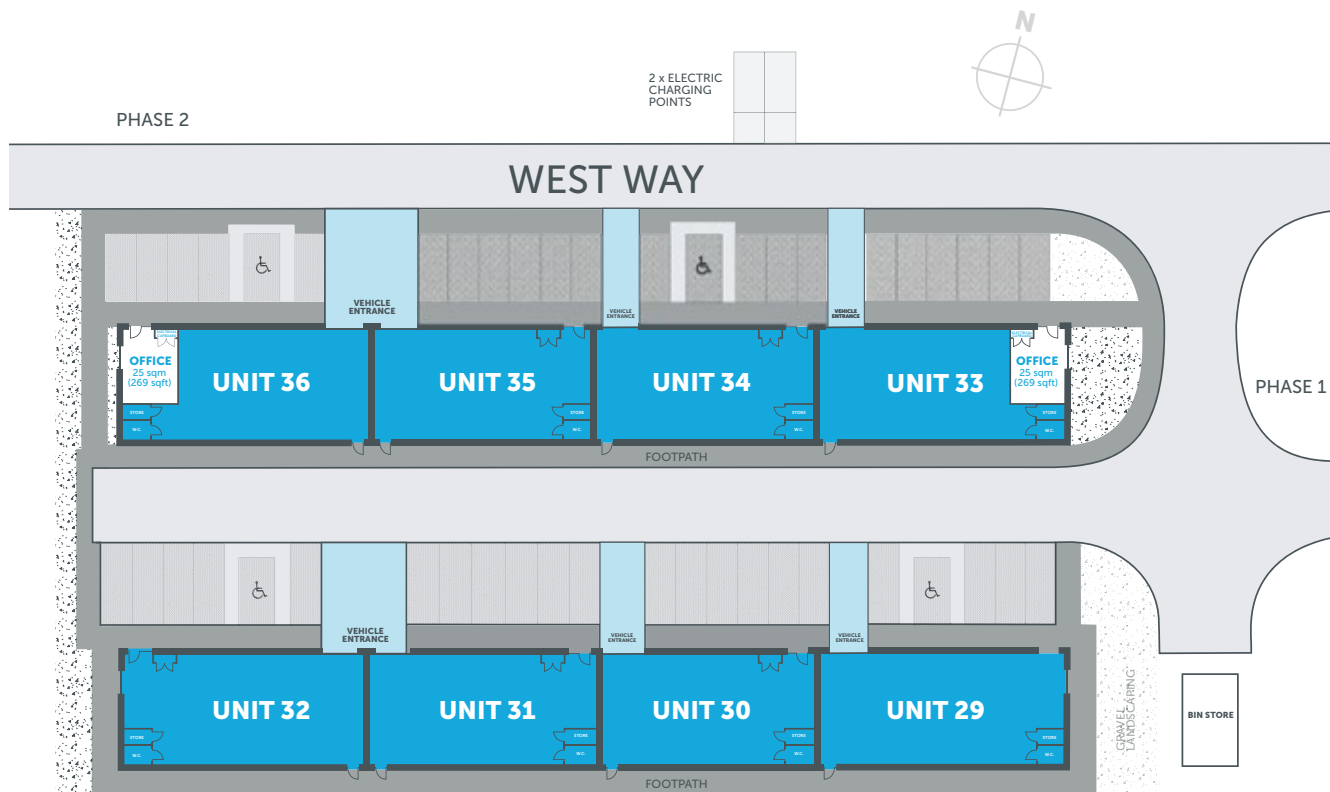
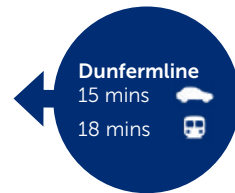
ACCOMMODATION

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
- £8.50 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

Will be assessed upon completion.



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
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