

WEST WAY PHASE 1

HILLEN & DONIBRISTLE INDUSTRIAL ESTATE
DALGETY BAY

NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE BUSINESS UNITS
FROM 97 SQM (1044 SQ FT) TO 198 SQM (2131 SQ FT)

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 and Donnibristle Industrial Estate which is home to global businesses such as Rolls Royce, BAE Systems and Ingenico. Available late 2019 these new industrial units are suitable for businesses looking to expand or relocate. Ranging in size from 97sqm (1044sq ft) to 198sqm (2131sq ft) they provide an ideal solution for small businesses in the manufacturing, technology and service industries.



DESCRIPTION

Completed in 2019 these six new business units are suitable for Class 4, 5 & 6 uses, ranging in size from 97 sqm (1044 sqft) to 198 sqm (2131 sqft) with the potential to combine units.

The units benefit from:

- Steel portal frame construction
- Internal eaves height – 4 metres
- Glazed pedestrian entrance
- Electrically operated overhead access door
- Security shutters
- 3 phase supply and Solar PV power system
- Radiant heating system
- Energy efficient LED lighting internally and externally
- WC facilities

ACCOMMODATION

UNIT 23	154.3 sqm	(1660.8 sq ft)
UNIT 24	129.7 sqm	(1396.4 sq ft)
UNIT 25	129.7 sqm	(1396.4 sq ft)
UNIT 26	198.6 sqm	(2137.9 sq ft)
UNIT 27	97.9 sqm	(1053.4 sq ft)
UNIT 28	97.9 sqm	(1053.4 sq ft)
TOTAL	808.1 sqm	(8698.3 sq ft)

LOCATION

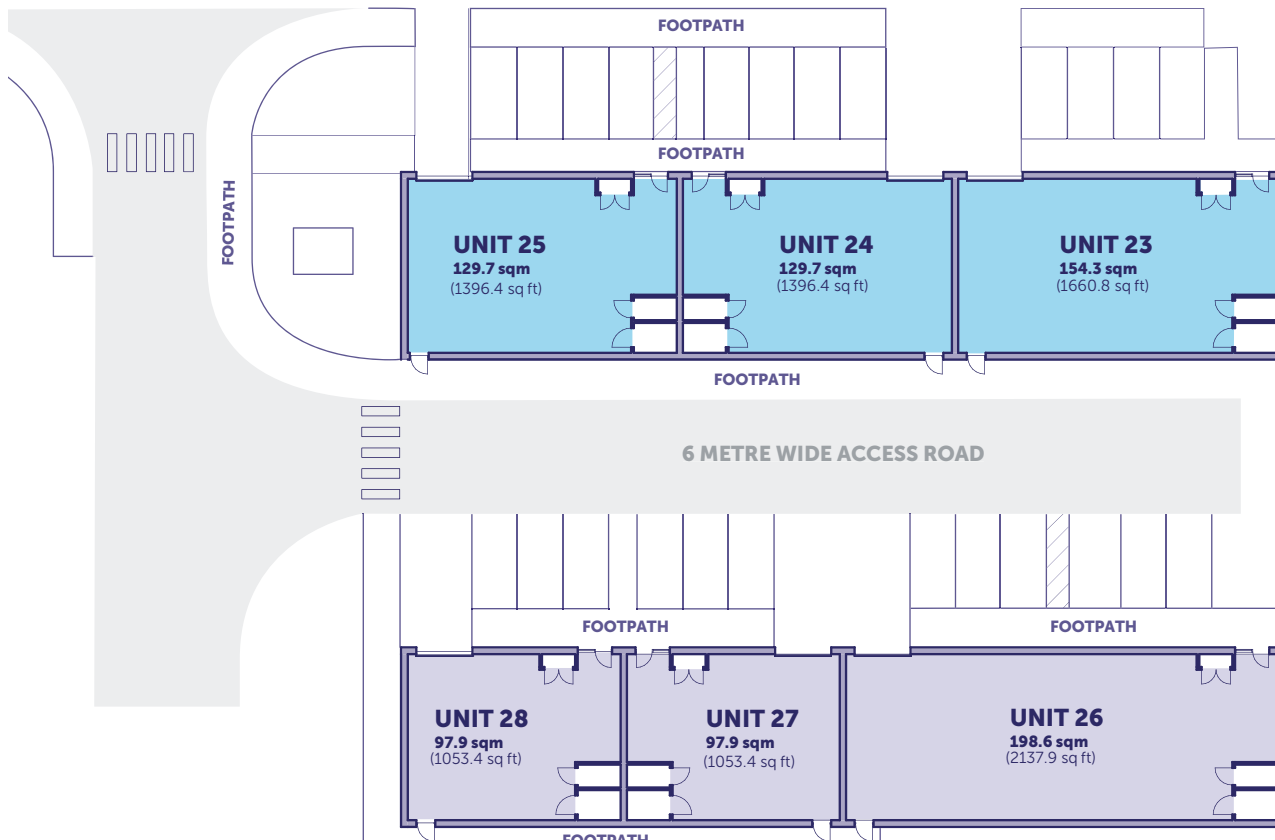
The new West Way units are located at Dalgety Bay at the north end of the Hillend and Donibristle Industrial Estate. Dalgety Bay is part of the Edinburgh and South East Scotland City Region. The units are easily accessed by road, rail and public transport and ideally located next to the A921 and M90 motorway. The units are only minutes from the new Queensferry Crossing and just 30 minutes from Edinburgh International Airport.

Dunfermline
15 mins
18 mins

Glasgow Airport
65 mins
Edinburgh Airport
30 mins
45 mins



WEST WAY



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

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.

For more information contact the **Business Property Team**
fifemeansbusiness@fife.gov.uk
#fifemeansbusiness



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 1 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)
- Health & Safety
- Fire Risk Assessment
- Asbestos (risk register provided annually by landlord)