

WEST WAY

HILLENDE AND DONIBRISTLE INDUSTRIAL ESTATE

NEW BUSINESS UNITS

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

AVAILABLE LATE 2019

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

Due for completion late 2019 there will be six new business units 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 will 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

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.



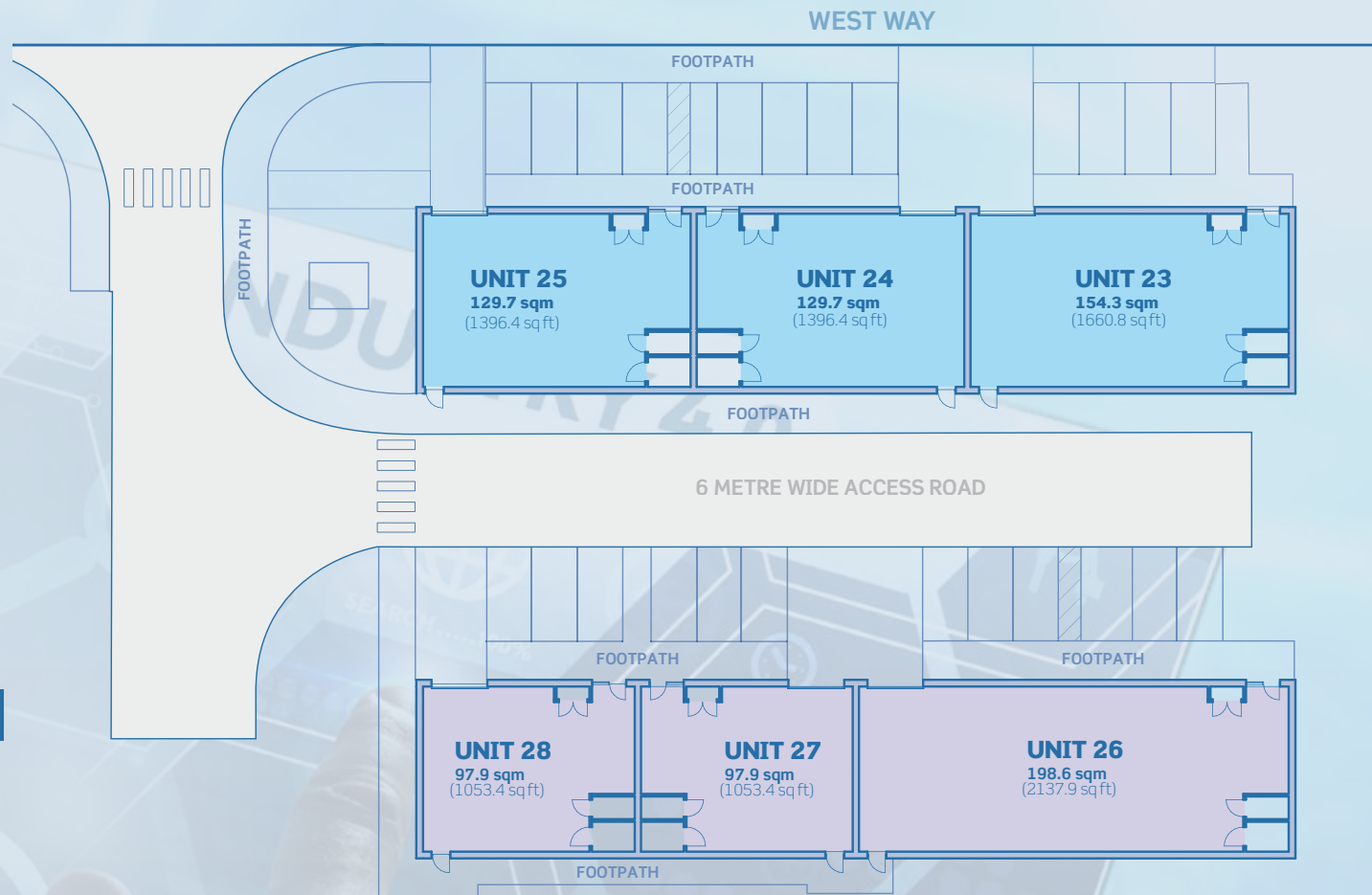
Artist's impression



Proposed Interior (Image from a similar completed project)

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)



BENEFITS OF LOCATING AT WEST WAY

- ▶ 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

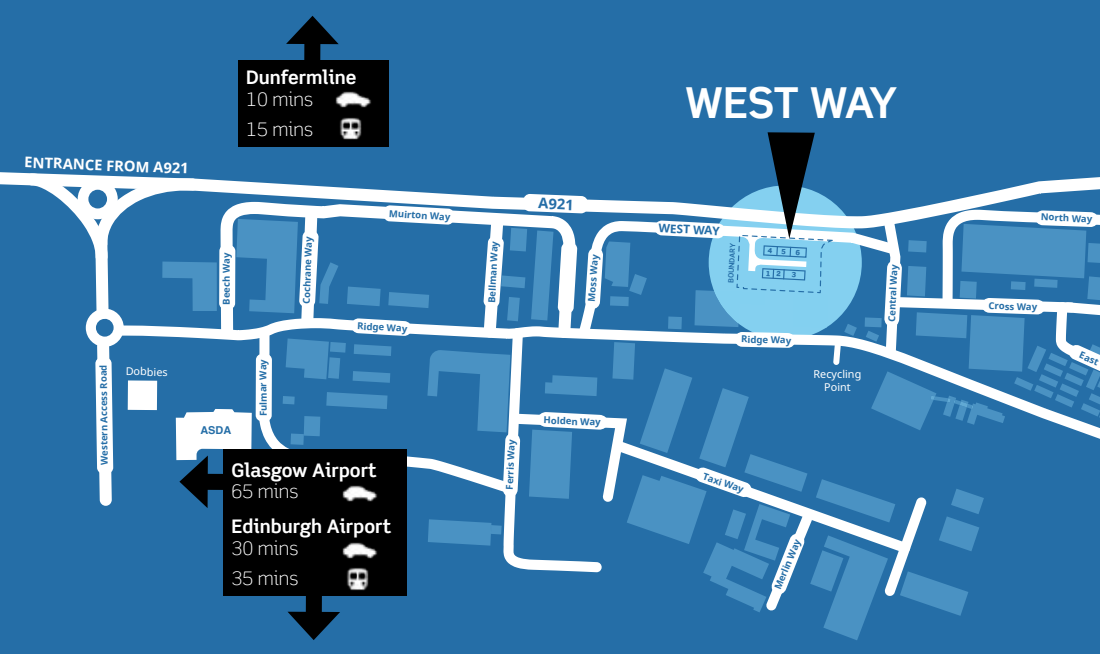
LEASE TERMS

- ▶ 1 Year minimum lease term
- ▶ Internal repairing lease
- ▶ Rental cost £8/sq ft
- ▶ Class 4/5/6 use only

An overview of standard lease terms are attached

ENERGY PERFORMANCE RATING

The Energy Performance rating will be assessed on completion of the buildings.



CONNECTIVITY AND LOCATION

Approximately 5 miles north of Edinburgh and 15 miles south of Dundee, West Way is located in 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 to the south.

FOR MORE INFORMATION CONTACT:

Business Property Team
Economic Development
Fife Council
Fife House
North Street
Glenrothes
KY7 5LT

AIR

Edinburgh Airport is less than 30 mins by road. More than 40 airlines operate 300 flights a day from Edinburgh, including 40 to London.

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.

QUEENSFERRY CROSSING

Opened in August 2017, the new bridge across the Forth Estuary has increased capacity and reduced travel times between Fife and the south for commuters and business traffic alike.

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