

**Go First
Go Far
Go Forth**
Queensferry One
-
Rosyth Waterfront
Fife Scotland



queensferryone.co.uk

A new
international
industrial
and logistics
hub at the
heart of the
Forth Green
Freeport.



Queensferry One

Rosyth Waterfront
Fife Scotland

Edinburgh

Forth
Rail Bridge

Forth
Bridge

Queensferry
Crossing

South
Queensferry



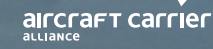
Queensferry One



FORTH PORTS



trusted to deliver



Rosyth



Sainsbury's Bank

QINETIQ

srjwindows





Opportunity

Queensferry One is one of Scotland's largest and best-connected strategic employment sites, providing an established hub for businesses looking to scale their operations or improve supply chain efficiencies across the central belt and beyond.

Offering a range of flexible accommodation options and surrounded by high-quality shared spaces, Queensferry One is designed to suit a range of uses, from heavy engineering buildings to high-quality distribution facilities.

Fully serviced sites are immediately available or alternatively design and build opportunities can be tailored to individual occupiers' requirements.



FORTH GREEN FREEPORT

forthgreenfreeport.com

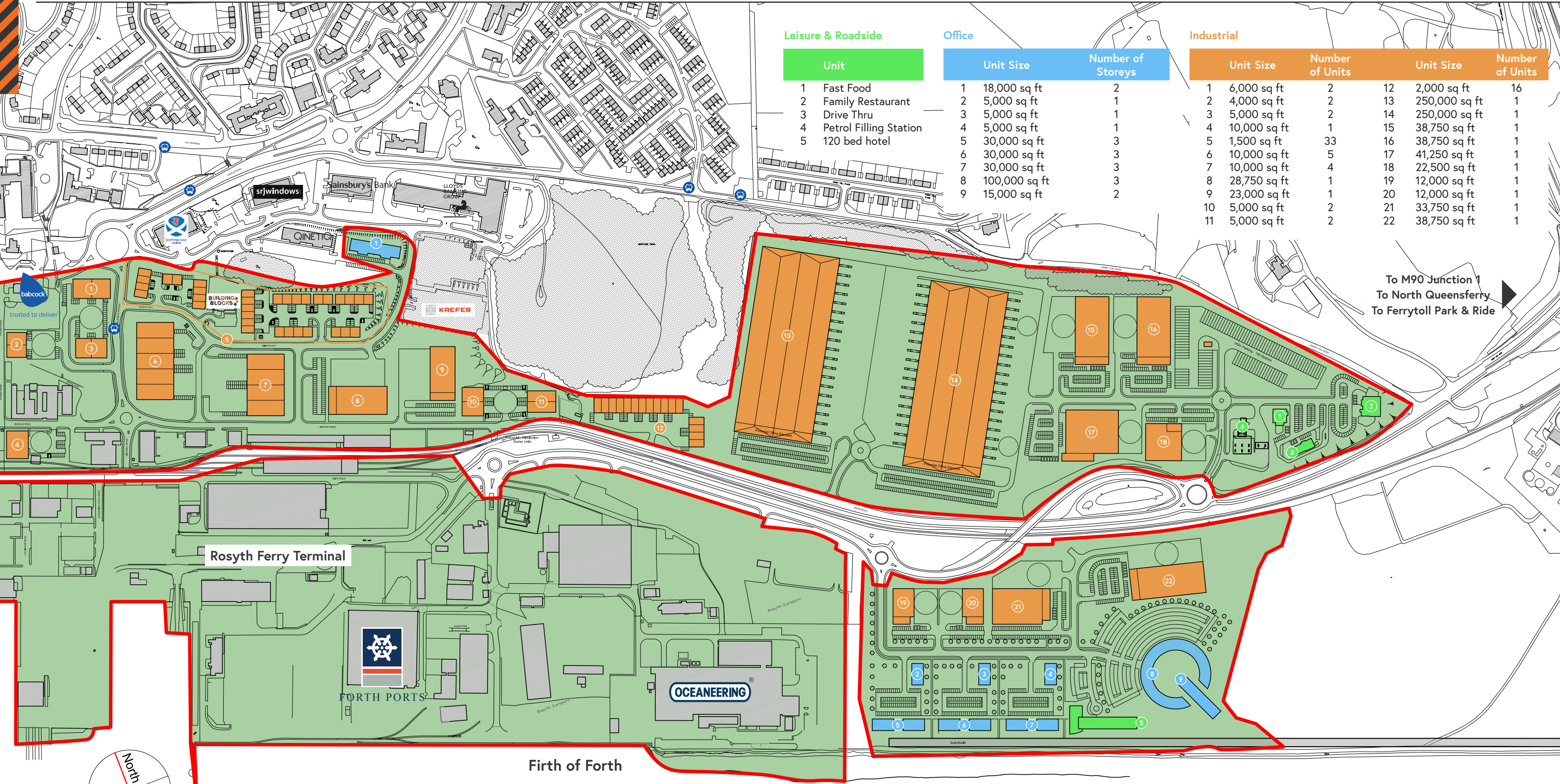
Green Freeport Status

In January 2023, the Scottish and UK Governments selected Forth Green Freeport as one of two locations for Scotland's first Green Freeports.

Queensferry One is a proposed tax site within the Forth Green Freeport, meaning that eligible businesses could benefit from a range of tax incentives and Customs reliefs, including:

- Non-Domestic Rates Relief
- Enhanced Capital Allowances
- Employer National Insurance Contributions
- Enhanced Structures and Buildings Allowance
- Land and Building Transaction Tax Relief

Masterplan



Leisure & Roadside

Unit	Unit Size	Number of Storeys
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1	Fast Food	2
2	Family Restaurant	1
3	Drive Thru	1
4	Petrol Filling Station	1
5	120 bed hotel	3
6		3
7		3
8		3
9		2

Office

Unit Size	Number of Storeys
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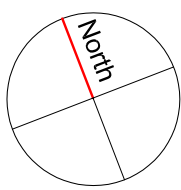
1	18,000 sq ft	2
2	5,000 sq ft	1
3	5,000 sq ft	1
4	5,000 sq ft	1
5	30,000 sq ft	3
6	30,000 sq ft	3
7	30,000 sq ft	3
8	100,000 sq ft	3
9	15,000 sq ft	2

Industrial

Unit Size	Number of Units	Unit Size	Number of Units
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1	6,000 sq ft	2	12	2,000 sq ft	16
2	4,000 sq ft	2	13	250,000 sq ft	1
3	5,000 sq ft	2	14	250,000 sq ft	1
4	10,000 sq ft	1	15	38,750 sq ft	1
5	1,500 sq ft	33	16	38,750 sq ft	1
6	10,000 sq ft	5	17	41,250 sq ft	1
7	10,000 sq ft	4	18	22,500 sq ft	1
8	28,750 sq ft	1	19	12,000 sq ft	1
9	23,000 sq ft	1	20	12,000 sq ft	1
10	5,000 sq ft	2	21	33,750 sq ft	1
11	5,000 sq ft	2	22	38,750 sq ft	1

To M90 Junction 1
To North Queensferry
To Ferrytoll Park & Ride



Immediate road access to the whole of Central Scotland and beyond.



Location

Queensferry One occupies an unrivalled location alongside the Queensferry Crossing and M90 motorway, providing immediate road access to the whole of Central Scotland and beyond.

The site benefits from excellent public transport links allowing connectivity between local areas and the main cities of Edinburgh and Glasgow.

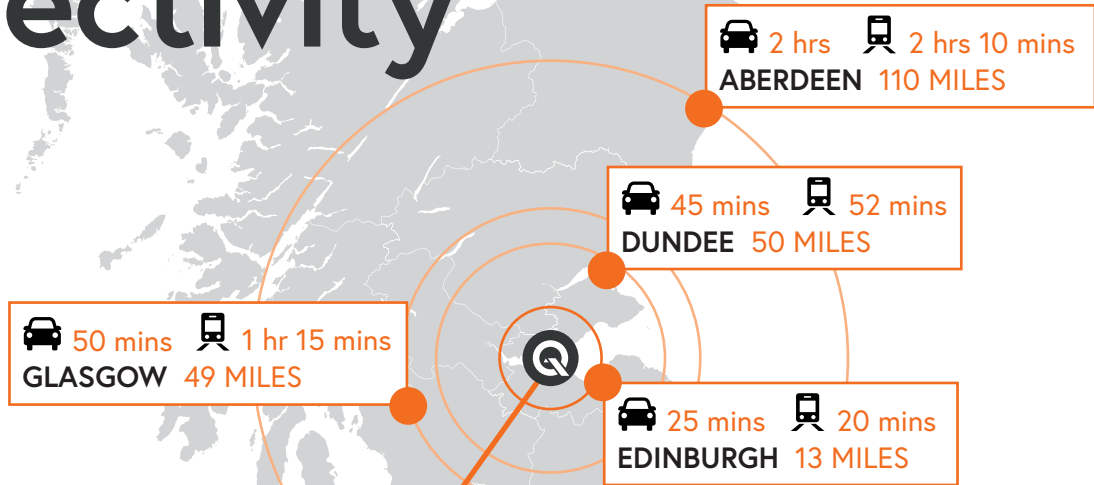
Nearby Inverkeithing train station is on the main east coast line providing a fast service to and from London and Aberdeen.

Its direct frontage onto the Firth of Forth and adjoining deep water port not only offers alternative shipping solutions for goods unsuitable for transport by rail, road or air, but also features spectacular views across the Forth Estuary.

Local Occupiers



Connectivity



7 hrs 18 mins
 4 hrs 49 mins
LONDON 340 MILES



Key Facts



Workforce

2.25 million skilled workforce within an hour's drive



Economy

73% of local residents are economically active, compared to the average for Scotland (69%).



Investment

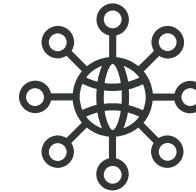
Fife is one of six local authorities that make up the Edinburgh and South Scotland City Region Deal.



Education

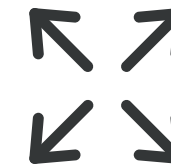
Nine leading universities within an hour's drive, including the world-renowned University of St Andrews

Key Stats



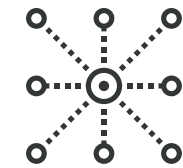
CONNECTED:

Multimodal transport options with immediate access to rail, road, sea and air



SCALABLE:

120-acre development site with design and build opportunities from 10,000 sq ft to 500,000 sq ft



ESTABLISHED:

At the heart of central Scotland's engineering and marine cluster



DELIVERABLE:

Outline planning consent secured with £100m+ infrastructure investment



AFFORDABLE:

Business support and grant assistance available.



THRIVING:

Capable of supporting up to 8,000 jobs

Further Information

Further information on the opportunities is available from the joint agents:

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Scarborough Muir
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Joint venture with Scarborough Group
International and JW Muir Group PLC

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