

# Queensferry One 500

The **BIGGEST** space in Central Scotland

To Let / May Sell

**Exceptional new distribution buildings to be provided on a design and build basis**

23,226 sq m (250,000 sq ft) to 46,551 sq m (500,000 sq ft)

Part of the

**FORTH**  
GREEN FREEPORT

# INTRODUCTION

**A unique build-to-suit opportunity, offering occupiers the largest new build warehousing space in Central Scotland.**

Providing up to 500,000 sq ft of accommodation and situated one minute's drive from the Queensferry Crossing M90 motorway, this development is ideally situated to serve the main Scottish cities of Edinburgh, Glasgow, Dundee and Aberdeen. Furthermore, there is immediate access to the Port of Rosyth with connections to Europe and beyond.

Additional smaller buildings could be made available for distribution or indeed manufacturing use starting from 4,645 sq m (50,000 sq ft).



# GREEN FREEPORT STATUS

**The Forth Green Freeport spans a 45 kilometre wide zone in the Forth Estuary that encompasses Edinburgh, Falkirk and Fife.**

Queensferry One is a designated tax site within the Forth Green Freeport, meaning that eligible businesses that locate here could benefit from a package of tax and other incentives for up to 10 years, including:



Enhanced capital allowances



Enhanced structures and buildings allowance



Non-domestic rates relief



Employers' national insurance contributions relief



Land and building transaction tax relief

# LOCATION

Situated alongside Junction 1 of the M90 motorway in Central Scotland the property is ideally located to service the main cities in Scotland and also direct motorway access to the South.

Q1 500 is part of the Queensferry One development which is situated alongside the Port of Rosyth.

South West Fife already has an existing highly skilled workforce with local training and research facilities available. Fife College and a further eight universities are within one hour's drive providing valuable support to local, national and international businesses in the region. Fife is also one of the most desirable areas in Scotland to live with many local coastal villages and attractions located in Dunfermline, East Neuk of Fife, St. Andrews and the City of Edinburgh all within one hour's drive.

[View aerial map](#)



## National Travel Times

Destination	Distance	Journey
Port of Cairnryan	130 miles	2 hours 10 mins
Newcastle	140 miles	2 hours 20 mins
Port of Hull	200 miles	3 hours 20 mins
Manchester	250 miles	4 hours 10 mins
Port of Liverpool	250 miles	4 hours 10 mins
Birmingham	320 miles	5 hours 20 mins
London	340 miles	7 hours 18 mins

Note: travel times are based on HGV drive times.

## Local Travel Times

Destination	Road	Rail	Distance
Queensferry Crossing	2 mins	-----	1 mile
Dunfermline	15 mins	8 mins	4 miles
Edinburgh Airport	15 mins	20 mins	12 miles
Edinburgh	25 mins	20 mins	13 miles
Glasgow	50 mins	1 hr 15 mins	49 miles
Dundee	45 mins	52 mins	50 miles
Aberdeen	2 hrs	2 hrs 10 mins	110 miles





# KEY FACTS



**Workforce**  
 2.25 million people of working age live within an hour's drive of Queensferry One. Many local residents work in engineering, technical, administrative, skilled trade and service jobs.



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



**Innovation**  
 Currently home to world-leading marine, energy, defence engineering and manufacturing businesses, Queensferry One will complement a thriving commercial hub as a cutting-edge work environment.



**Investment**  
 Fife is one of six local authorities that make up the Edinburgh and South Scotland City Region Deal - a mechanism for accelerating growth via government investment with an ambition to secure £1.1bn of funding over the next 5 years. The deal will generate over £5bn worth of Gross Value Add over the same period.







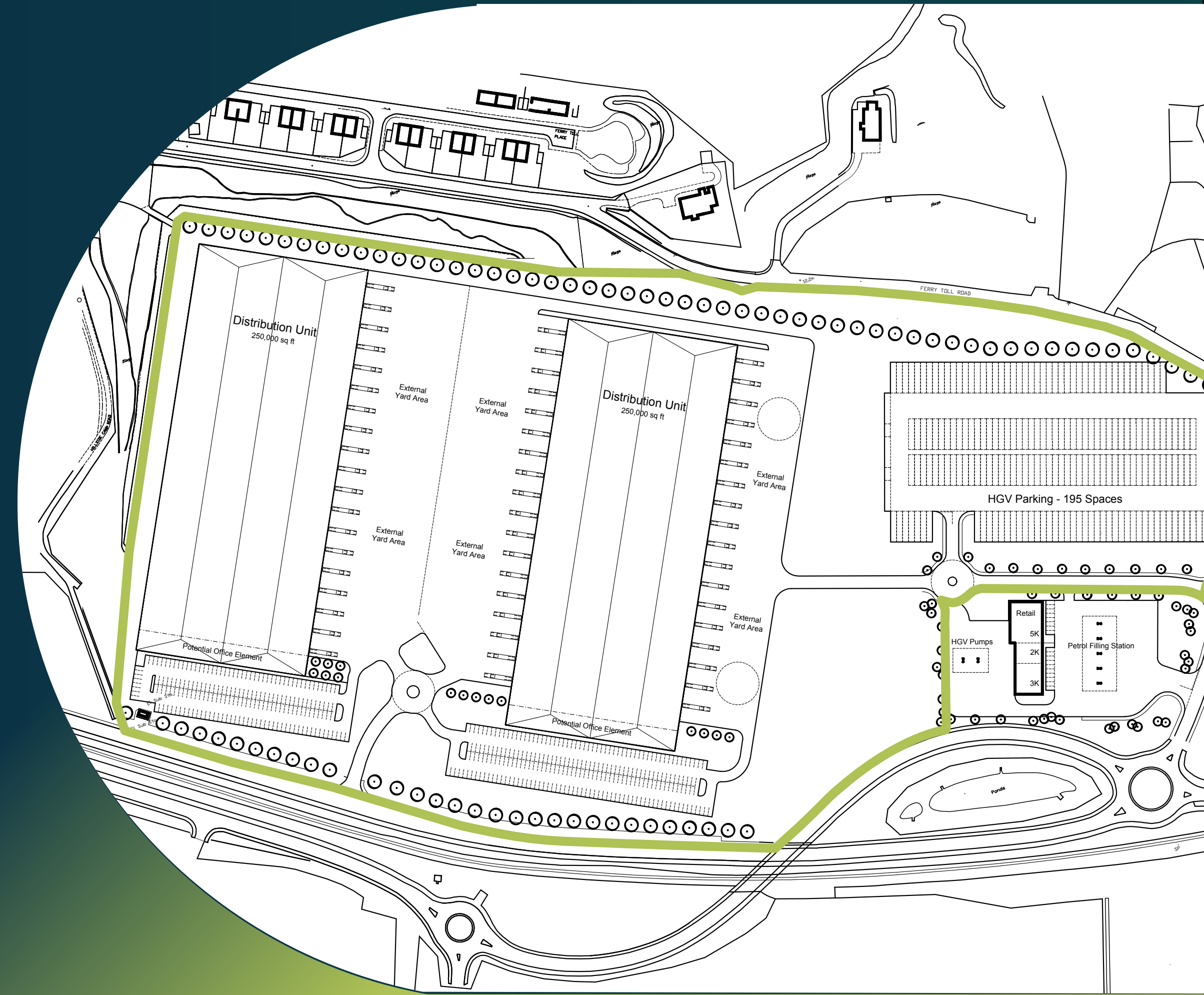
**Education**  
 Fife is home to The University of St Andrews which delivers over 1000 educational and training courses with over 26,000 students. Eight other leading universities are within an hour's drive of Fife, offering a wide skill base across all disciplines.

# SPECIFICATION

- Eaves height: 15 metres clear to haunch
- Office content; 10,000 sq ft ground floor only
- Yard depth: 60 metres per unit
- 250 car parking spaces
- HGV parking – 80 bays provided for each unit, included in existing yard and circulation space
- Up to 80 dock loading doors. 4 double height loading doors and 4 level loading doors for each unit
- Floor loading capacity 50kN/m<sup>2</sup>
- 15% roof lights & roof capable of supporting PV panels
- Cladding specification meets chilled Store requirements
- Gate house
- BREEAM excellent & EPC 'A' rating
- 3 MVA electricity Supply
- Suitable gas, water and telecoms supplies
- LED lighting internal and external
- Electric car charging points

The proposed specification can be adapted to accommodate an incoming occupier's requirements.

	<b>10M</b> clear haunch height		<b>80</b> bays per unit		<b>50kN/m<sup>2</sup></b> floor loading
	<b>60M</b> yard depth per unit		<b>40</b> back doors		<b>15%</b> roof lights
	<b>250</b> car parking spaces		<b>4</b> double height loading doors		



Home

Introduction

Green  
Freeport  
Status

Location

Demographics  
& key facts

Specification

Further  
information

## EPC

This can be provided when the final specification of the building is agreed.

## Terms

Full repairing and insuring leases are available. Contact the agents for further details.

## Further information

For further information about this development please contact the agents below:

**CBRE**

**Craig Semple**

Director

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**Colliers**

**Lewis Pentland**

Director

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Joint venture with Scarborough Group International and JW Muir Group PLC

Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. October 2024. Design by Ninetwo

[queensferryone.co.uk](https://queensferryone.co.uk)

Indicative Internal View