

Queensferry One 50

Central Scotland's **NEWEST** speculative industrial and logistics scheme.

To Let / May Sell

Exceptional new industrial and logistics unit to be provided on a speculative basis

50,000 sq ft (4,645 sq m) capable of being subdivided into two 25,000 sq ft (2,322 sq m) units

Coming soon

Part of the

FORTH
GREEN FREEPORT

INTRODUCTION

A unique opportunity to acquire Central Scotland's newest industrial and logistics scheme.

Providing up to 50,000 sq ft (4,645 sq m) of high-quality 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.

The building is capable of being subdivided into two 25,000 sq ft (2,322 sq m) units.

Detailed planning consent has been secured and works are due to start on site in early 2025 with the unit(s) available for occupation by late 2025.



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- Green Freeport Status**
- Location
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- Specification
- Further information

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 50 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



Edinburgh

Edinburgh Airport

Forth Bridge

Forth Road Bridge

Queensferry Crossing

South Queensferry

M90



Queensferry One

Rosyth



- 1

DOUBLE TREE
BY HILTON

7

QINETIQ
- 2

OCEANEERING

8

srjwindows
- 3

FORTH PORTS

9

PARSONS PEBBLES
- 4

babcock

10

ARROL GIBB
Innovation Campus
- 5

FASTBLADE

11

Fife College
- 6

Sainsbury's Bank

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: 10 metres
- Office content: 4,000 sq ft
- Yard depth: 37 metres
- 85 car parking spaces
- 10 roller shutter doors
- Floor loading capacity 50kN/m²
- Suitable gas, water and telecoms supplies
- BREEM Excellent and EPC 'A' rating
- Up to 3.5 MVA electricity supply available
- LED lighting internal and external
- Electric car charging points
- The roof cladding is inset with translucent panels providing a good level of natural lighting internally

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

	10M clear haunch height		10 roller shutter doors		EPC A Rating
	37M yard depth		50kN/m² floor loading		BREEM excellent
	85 car parking spaces		3.5MVA electricity supply		



Home

Introduction

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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:

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Joint venture with Scarborough Group International and JW Muir Group PLC

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queensferryone.co.uk

Indicative Internal View

