



# Queensferry One

A new advanced manufacturing and  
renewable energy hub at the  
**heart of the Forth Green Freeport.**



- Opportunity ..... ▶
- Forth Green Freeport ..... ▶
- Location ..... ▶
- Innovation Cluster ..... ▶
- Accommodation ..... ▶
- Delivery Partners ..... ▶
- Contact ..... ▶

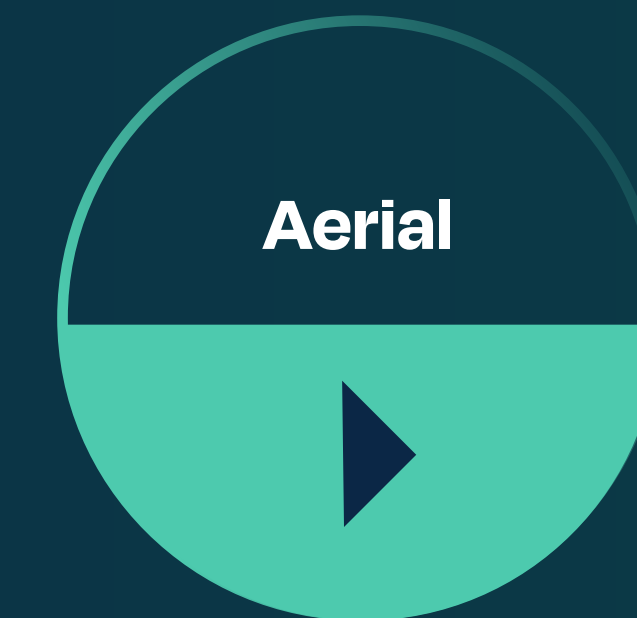
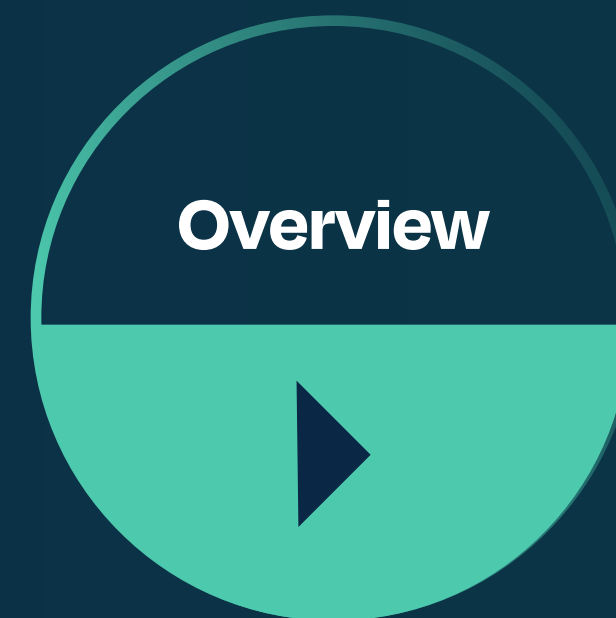




# OPPORTUNITY

## Introducing Queensferry One

The most significant site of its kind in Central Scotland.



# OVERVIEW

**Our vision for Queensferry One is to create a thriving and dynamic hub for advanced manufacturing and renewable energy businesses, driving forward the nation's transition to net zero.**



One of the largest sites of its kind in Central Scotland, Queensferry One will deliver in excess of 1.2m sq ft of high quality industrial and logistics space across 120 acres, driving economic growth while paving the way towards a sustainable future.



Flexible accommodation options are available, including pre-let, and design and build opportunities ranging from 50,000 sq ft to 500,000 sq ft, as well as fully serviced sites immediately available on a freehold or long leasehold basis.





- Overview
- Aerial
- Why Queensferry One?

Edinburgh

Edinburgh Airport

Forth Bridge

Forth Road Bridge

Queensferry Crossing

South Queensferry

M90

M90

1

2

3

4

5

11

9

6

8

7

Rosyth

1



7

QINETIQ

2



8

srjwindows

3



9



4

babcock

10



5



11

Fife College

6

Sainsbury's Bank



Queensferry One

# WHY QUEENSFERRY ONE?



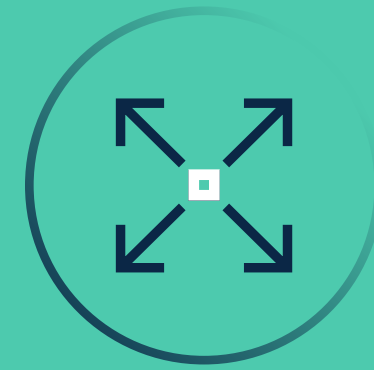
## Deliverable

Established infrastructure and outline planning consent for up to 1.2m sq ft of high-quality industrial and logistics space.



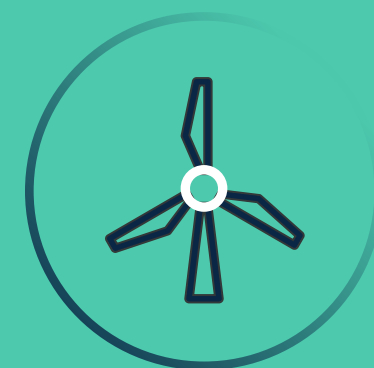
## Connected

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



## Scalable

120-acre development-ready site with pre-let or design and build opportunities from 50,000 sq ft upwards.



## Innovative

At the heart of an evolving advanced manufacturing and renewable energy cluster.



## Flexible

Fully serviced sites, immediately available on a freehold or long leasehold basis.



## Thriving

A working-age population of 2.25m within an hour's drive.



## Affordable

Tax incentives available through the site's Forth Green Freeport status.



## Skilled

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



# FORTH GREEN FREEPORT

**In June 2024, Forth Green Freeport received UK legislative consent enabling the Forth Green Freeport to operate as a Special Tax Site, one of only two locations in Scotland to be granted such consent.**





- Purpose
- Benefits
- Map

# PURPOSE

**Green Freeports are designated zones near rail, sea or air ports aimed at promoting environmental responsibility, innovation and economic growth.**

By offering incentives for businesses to adopt green technologies, reduce carbon emissions and support renewable energy, they aim to ensure a Just Transition for Scotland's industrial areas.



Promoting regeneration and high-quality job creation.



Establishing hubs for global trade and investment.



Promoting decarbonisation.



Fostering an innovative environment.

# BENEFITS

**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



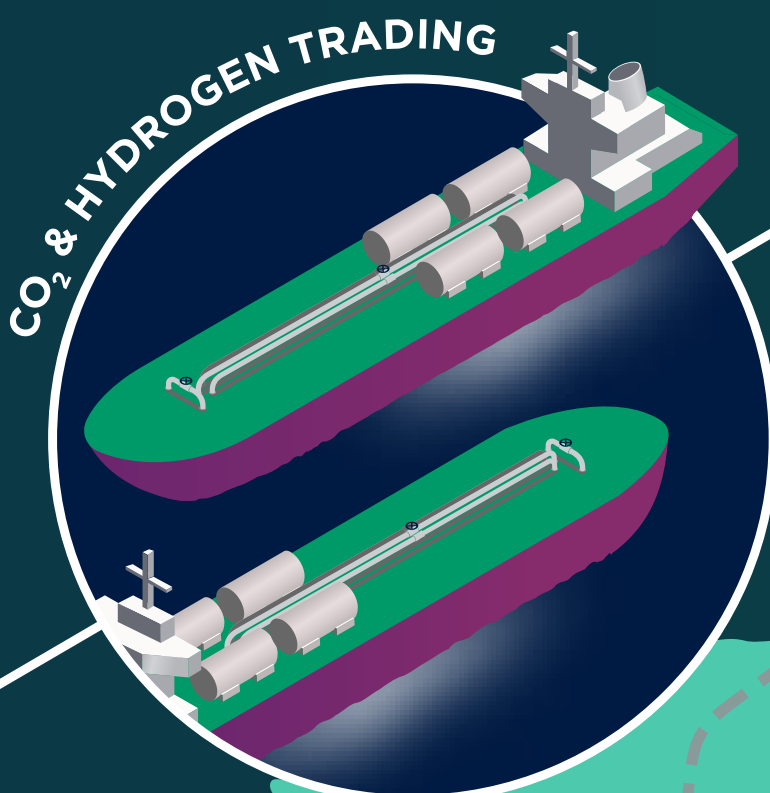
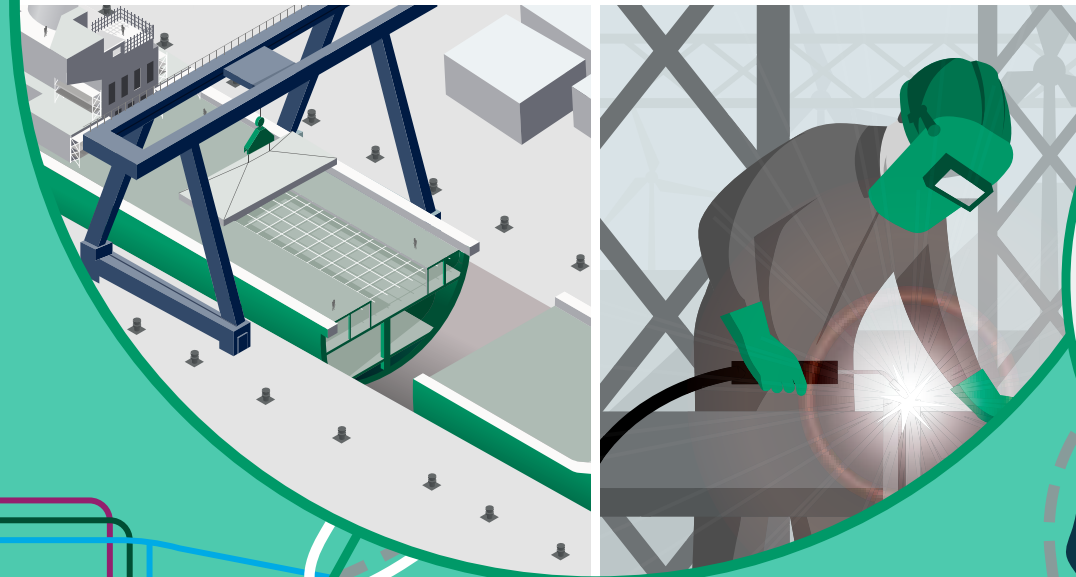
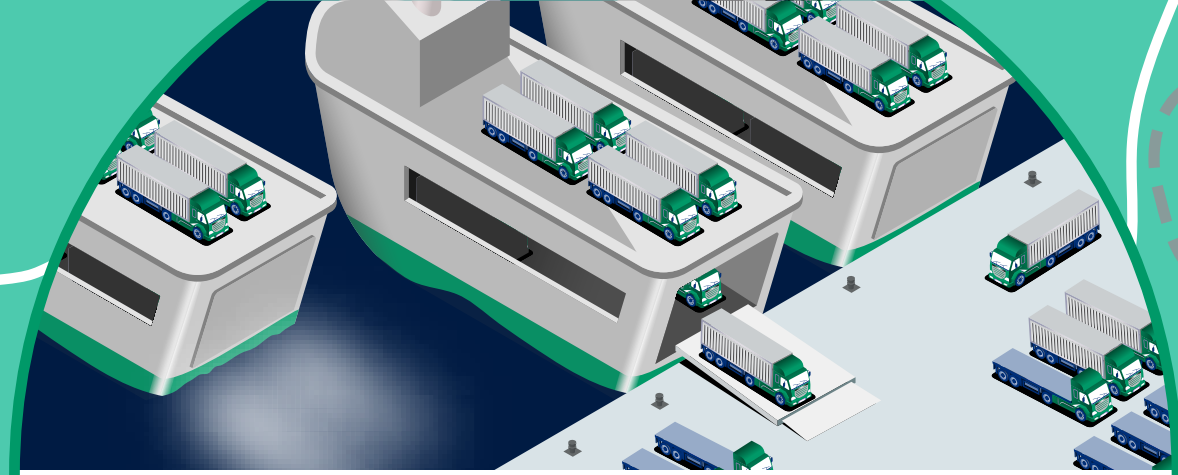
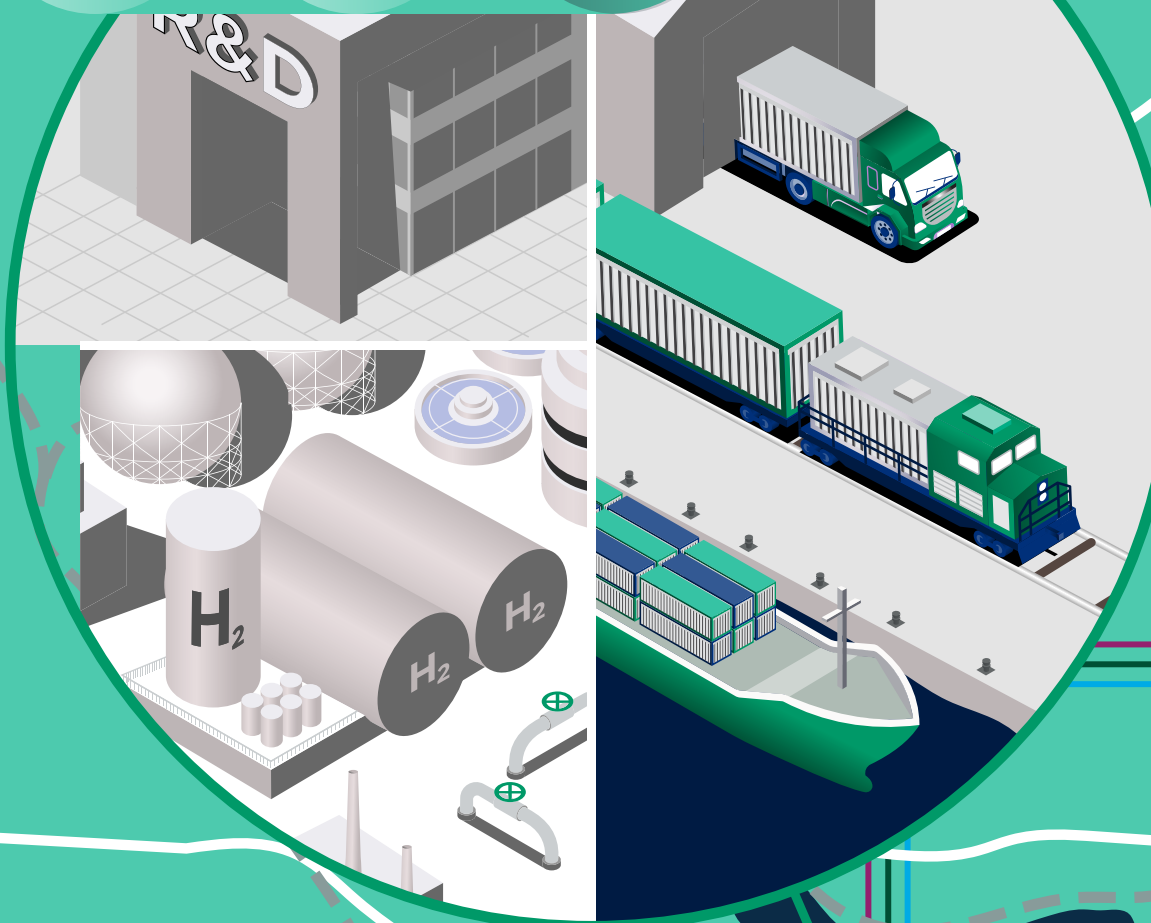
Land And Building Transaction Tax Relief



**KEY**

- TAX SITE
- CUSTOMS SITE
- RAIL ROUTE
- A-ROAD / MOTORWAY
- OIL AND GAS PIPELINE
- H<sub>2</sub> PIPELINE
- CO<sub>2</sub> PIPELINE

- Purpose
- Benefits
- Map



PIPELINE TO  
ABERDEEN / PETERHEAD

GRANGEMOUTH

ROSYTH

BURNTISLAND

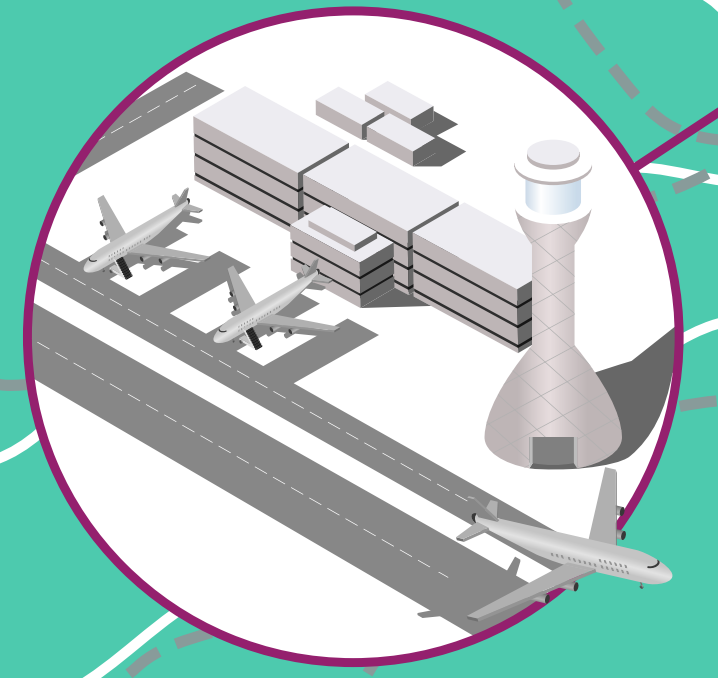
LEITH

EDINBURGH AIRPORT

ABERDEEN

EDINBURGH

GLASGOW



**FORTH**  
GREEN FREEPORT



# LOCATION

Queensferry One's strategic location offers convenient connections to diverse transport networks, facilitating efficient logistics and supply chain operations across Scotland, the UK and beyond.

Connectivity



Map & Drive times



Port of Rosyth



/// Enlighten . rarely . difficult

# CONNECTIVITY



## Road

Queensferry One offers a prime location by Queensferry Crossing and M90, with easy access to Central Scotland via road and public transport.



## Rail

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



## Sea

Queensferry One offers alternative shipping solutions and stunning views across the Forth Estuary with direct access to the Port of Rosyth.



## Air

Just a 15-minute drive from Queensferry One, Edinburgh Airport provides access to over 150 destinations worldwide.



- Connectivity
- Drive times
- Port of Rosyth

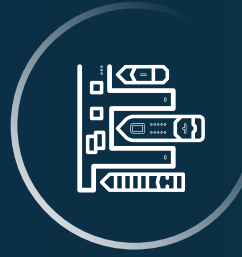


# MAP & DRIVE TIMES

# PORT OF ROSYTH

**The Port plays a pivotal role in keeping Scotland's cargoes moving.**

Handling over 500,000 tonnes of bulk and packaged cargo annually, it is fast becoming one of Scotland's busiest ports, facilitating the seamless flow of goods across the UK and beyond, with a particular focus on the Agricultural and Automotive sectors.



Six working berths



RoRo linkspan with Floating Pontoon



Sennenbogen material handlers and full serviced cargo handling



Weigh bridge



Warehouse and bulk storage facilities



In House SPMT's and Heavy Lift Cranes



Deep Water River Berth



Open storage and lay down space



LHM 550



Heavy lift facilities



Empty handlers and FLTS

# PORT DETAILS

Berths	Ruling Depth*	Quayside Length
North Wall	9.1m	540m
O	4.0m	170m
P	2.9m	160m
Q	4.1m	145m
R	4.6m	180m
RoRo	7.8m	220m

\*0.5m under keel clearance required. Information correct as of March 2023. See website for more details.

## Max Vessel Dimensions

- No LOA or Beam restrictions
- Air Draft Restriction- 49.2m





# INNOVATION CLUSTER

**Queensferry One sits at the heart of a burgeoning advanced manufacturing cluster,**

providing businesses with opportunities for supply chain integration, research and development, and knowledge exchange partnerships.



# DEMOGRAPHICS

**2.25m**  
**skilled workforce**  
within an hour's drive.



**73%**  
**of local residents**  
are economically active.



**34,425**  
**studying at the**  
University of St Andrews  
& Fife College.



**Queensferry One**  
is capable of  
supporting up to  
**8,000** new jobs.



# SKILLS & EDUCATION

**Rosyth and it's surrounding area in Fife are home to several educational institutions offering a range of vocational, undergraduate and postgraduate programmes and training opportunities.**

These educational institutions contribute to the development of a skilled workforce in the region, offering programmes that cater to various industries, including advanced manufacturing, engineering, technology, business and more.

Collaborations between these institutions and local industries often support specialised training and skilled development programmes, ensuring a well-equipped workforce for the area's evolving sectors.

## Further education colleges:



## Technical training providers:



## Universities:





- Demographics
- Skills & education
- Local occupiers

# LOCAL OCCUPIERS

Known for its historical significance in shipbuilding and naval engineering, the area has seen a transformation towards high-tech manufacturing and precision engineering, with a particular focus on maritime and renewable energy.

Queensferry One's Forth Green Freeport status will also act as a catalyst to attract further investment in green technologies, renewable energy and advanced manufacturing, fostering innovation and bolstering economic growth in the region.

Local occupiers include:



FORTH PORTS





# ACCOMMODATION

**Queensferry One is a fully-remediated development site, with outline consent to deliver up to 1.2m sq ft of high-quality industrial and logistics space across 120 acres.**

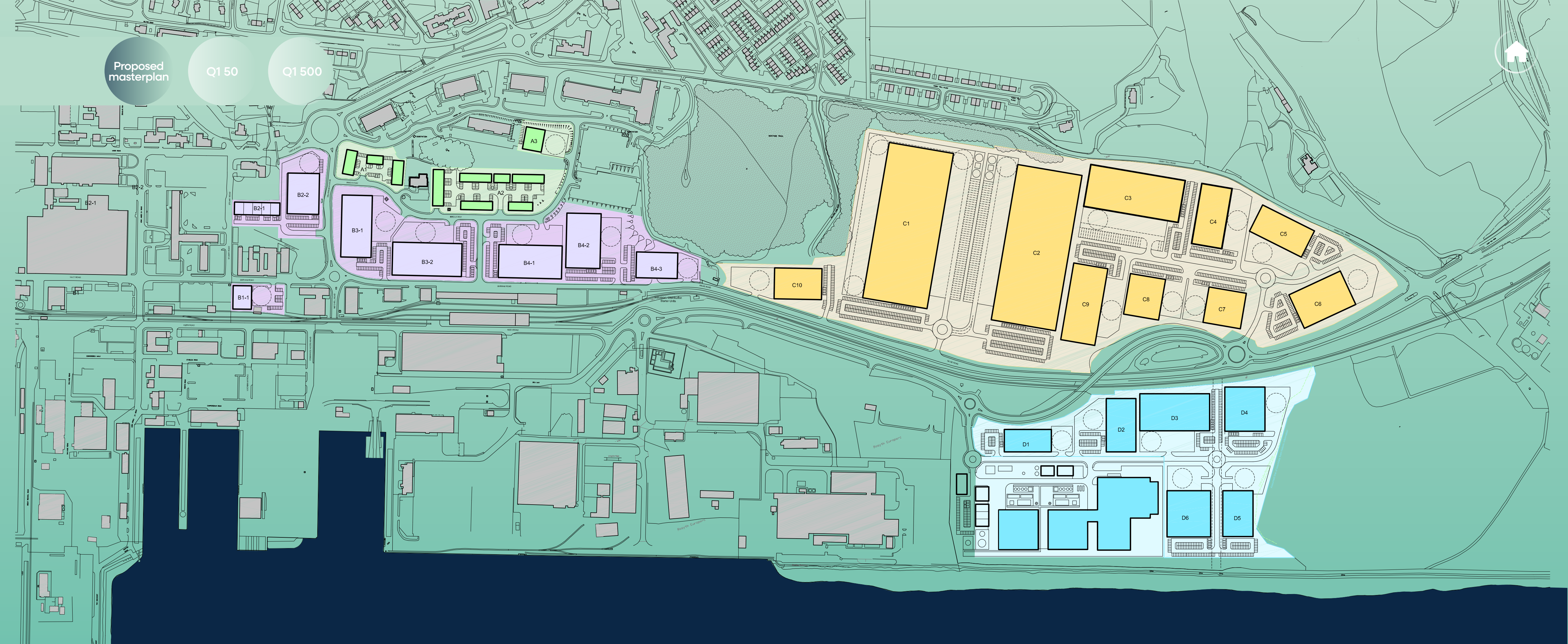
Flexible accommodation options are available, from pre-let and design and build opportunities ranging from 50,000 sq ft to 500,000 sq ft, to fully serviced sites, immediately available on a freehold or long leasehold basis.



Proposed  
masterplan

Q1 50

Q1 500



Site  
**A**

Site  
**B**

Site  
**C**

Site  
**D**



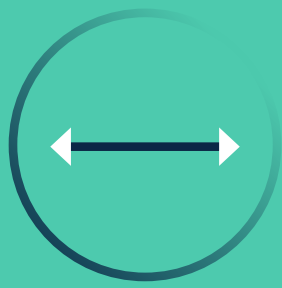
- Proposed masterplan
- Q1 50
- Q1 500

# Q1 50

**50,000 sq ft facility with detailed consent, capable of being divided into two 25,000 sq ft units.**



**10M**  
clear haunch height



**37M**  
yard depth



**85**  
car parking spaces



**10**  
roller shutter doors



**50kN/m2**  
floor loading



**3.5MVA**  
electricity supply



**EPC**  
A Rating











**BREEAM**  
Excellent





# Q1 500

Large-scale design and build opportunity from 250,000 sq ft to 500,000 sq ft. Additional smaller buildings could be made available from 50,000 sq ft.

-  **15M** clear haunch height
-  **80** Dock doors
-  **60M** yard depth per unit
-  **4** double height loading doors
-  **250** car parking spaces
-  **50kN/m<sup>2</sup>** floor loading
-  **80** bays per unit
-  **3.5MVA** electricity supply



# DELIVERY PARTNERS

Queensferry One is being delivered by Scarborough Muir Group; a joint venture with Scarborough Group International and JW Muir Group PLC.





# SCARBOROUGH GROUP INTERNATIONAL

One of the UK's most active, privately-owned property regeneration and place-making specialists.

Over the last six decades, the Group has grown from a UK-based Real Estate organisation into a global firm with an award-winning portfolio of projects. In the UK alone, Scarborough Group has delivered 9.1m+ sq ft of commercial space and 3.9k residential units, with a further 3.9m+ sq ft and 1.6k units in the pipeline.

[scarboroughgroup.com](https://www.scarboroughgroup.com)





**Founded in 1974 by John Muir and has since grown and prospered, with companies whose skills and expertise complement each other.**

Together, they make up a diverse portfolio, including property development, construction, private and social housing, timber frame solutions, leisure facilities and investment, all with a joint renowned mission to maintain and exceed the Group quality.

[muirgroup.co.uk](http://muirgroup.co.uk)





## Further information

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



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Scarborough Muir  
Group Ltd

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

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