

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



Rosyth



trusted to deliver™



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

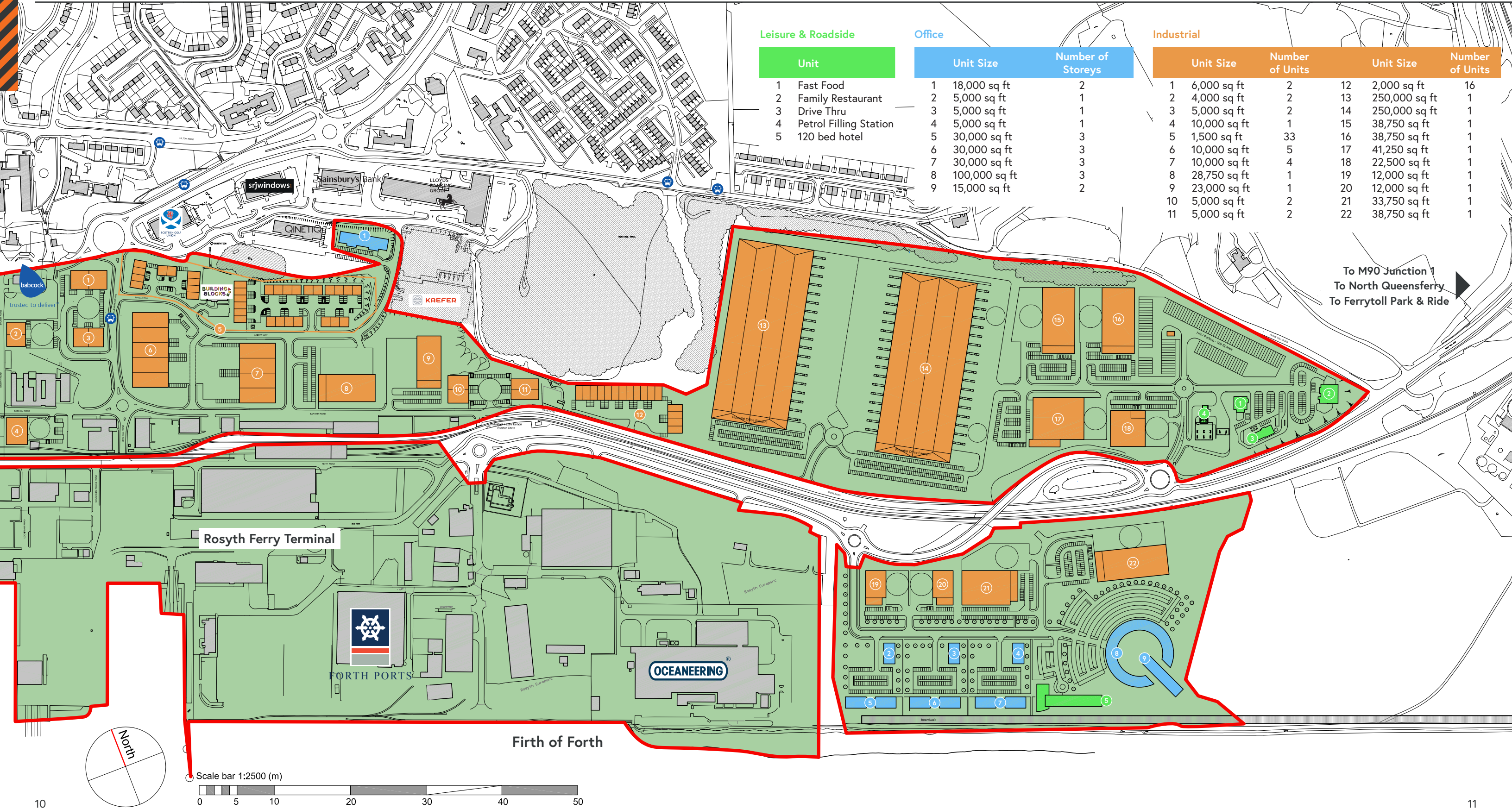
Green Freeport Status

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



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.

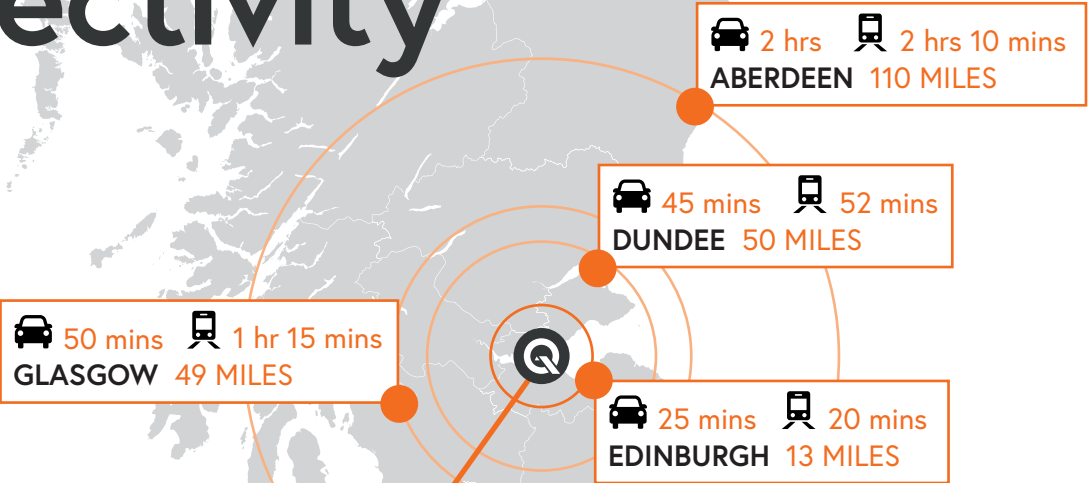
Nearby Inverkeithing train station is on the main east coast line providing a fast service to and from London and Aberdeen.

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



Key Facts



Workforce

2.25 million skilled workforce within an hour's drive.



Investment

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



Economy

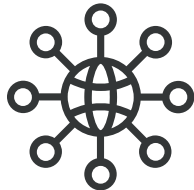
73% of local residents are economically active, compared to the average for Scotland (69%).



Education

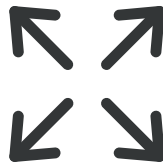
Nine leading universities within an hour's drive, including the world-renowned University of St Andrews.

Key Stats



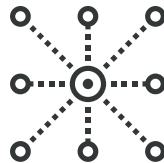
CONNECTED:

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.



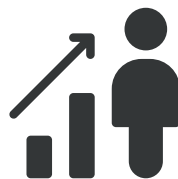
DELIVERABLE:

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:

CBRE

0131 469 7666

www.cbre.co.uk

Craig Semple

Director

+44 (0)131 243 4156

Craig.Semple@cbre.com

Colliers

0131 240 7500

colliers.com/uk/industrial

Lewis Pentland

Director

+44 (0)7748 704 734

Lewis.Pentland@colliers.com

Partners

The owners work in partnership with:



Scottish Enterprise

enquiries@scotent.co.uk

0300 013 3385

www.scottish-enterprise.com



enquiries@investinfife.co.uk

01592 583539

investinfife.co.uk

queensferryone.co.uk



Scarborough Muir
Group Ltd

Joint venture with Scarborough Group
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