

QUEENSFERRY ONE

50

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Central Scotland's newest industrial and logistics scheme
at the heart of the Forth Green Freeport



FORTH
GREEN FREEPORT

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

King Malcolm Drive, Queensferry One, Rosyth, Fife KY11 2DY

Available for occupation late 2023



Joint venture with Scarborough
Group International
and JW Muir Group PLC



Scarborough Muir
Group Ltd



Queensferry One



Introduction

On behalf of Scarborough Muir Group we are pleased to offer on a speculative basis, the chance for an occupier to acquire Central Scotland's newest industrial and logistics opportunity.

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.

A detailed planning application has been submitted to Fife Council and works are expected to start on site by Q2 2023 with the unit(s) available for occupation by the end of 2023.



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

*Subject to business plan approval.

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.



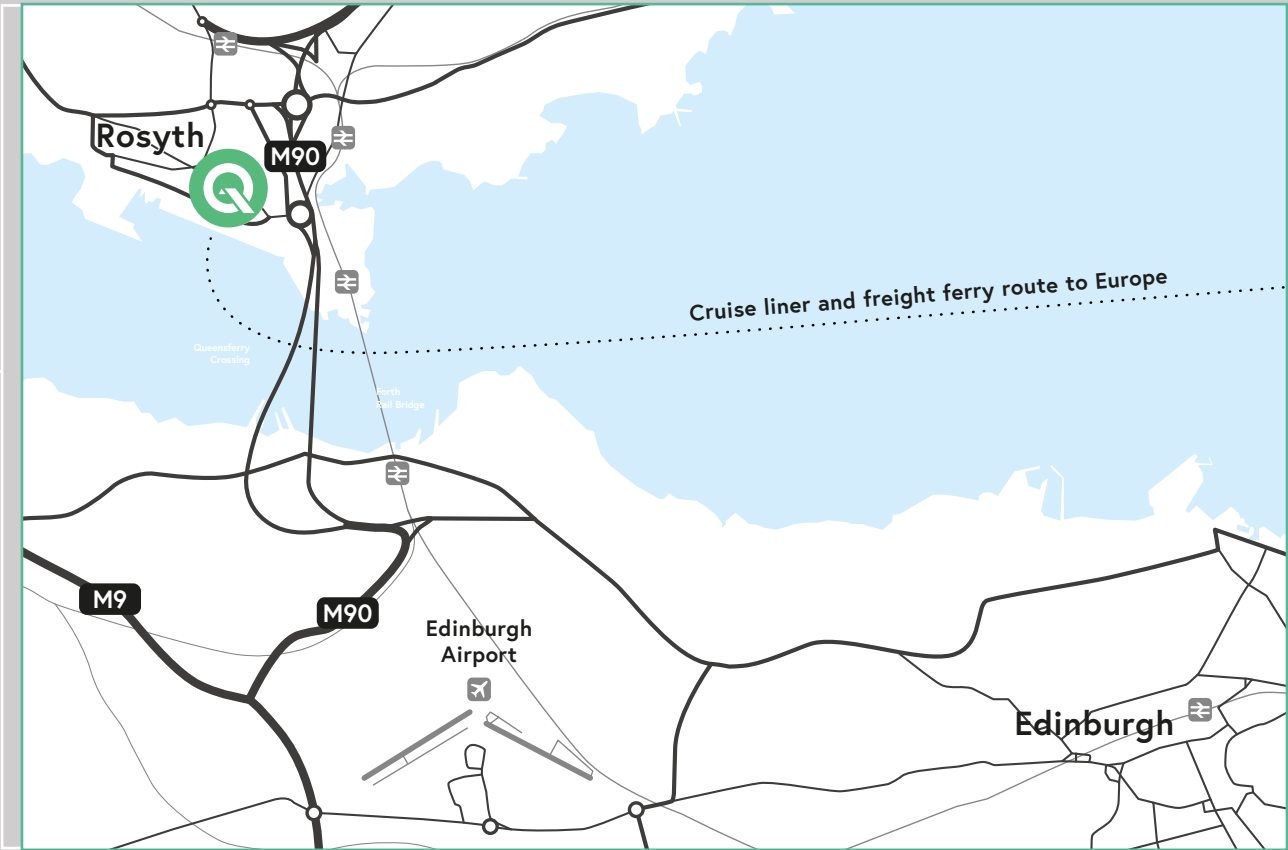
National Travel Times

| 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 | 430 miles | 7 hours 10 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 | 45 mins | 1 hr 15 mins | 46 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.



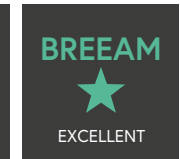
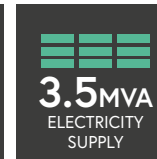
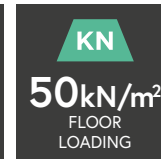
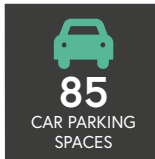
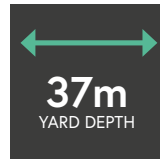
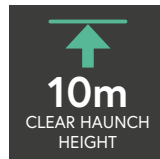
Education

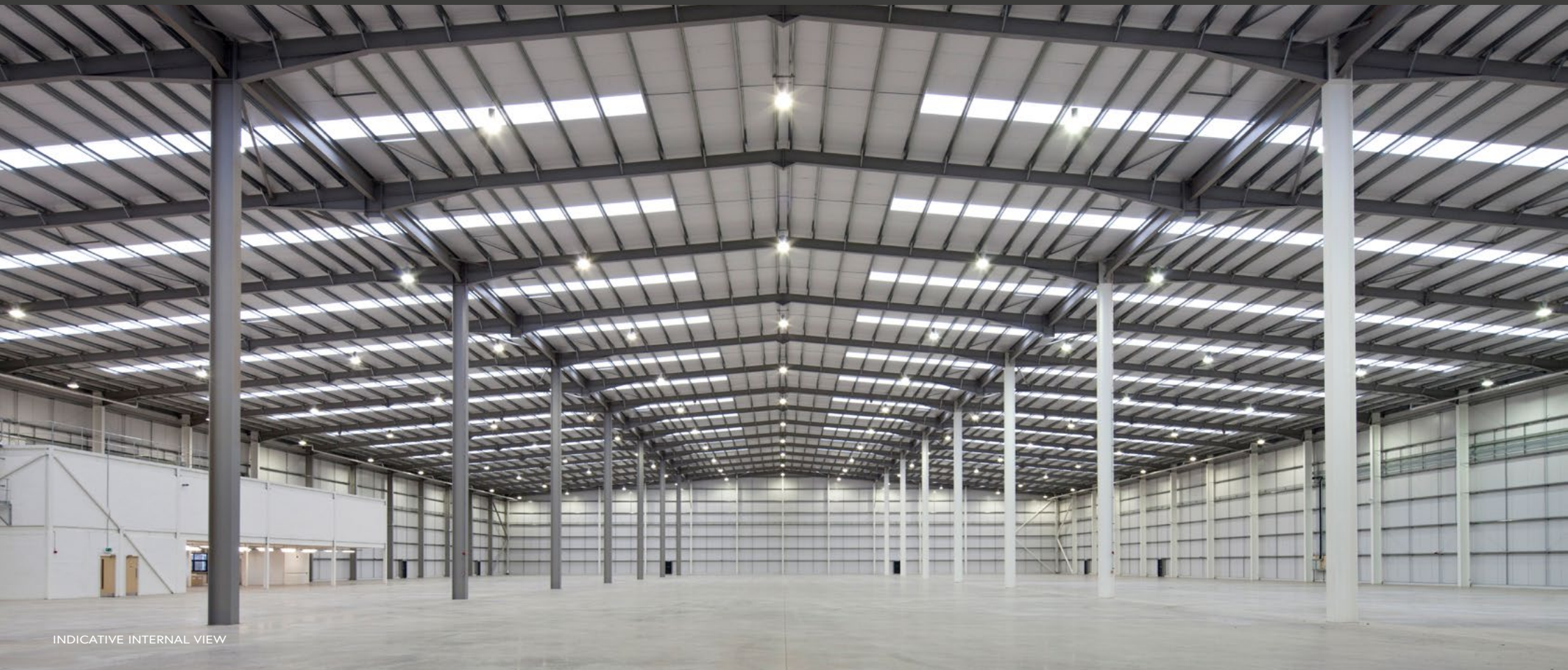
Fife is home to The University of St Andrews which delivers over 1000 educational and training courses with over 26,000 students. Eight other leading universities are within an hour's drive of Fife, offering a wide skill base across all disciplines.

Specification

- Eaves height: 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
- **BREEAM 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.





INDICATIVE INTERNAL VIEW

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.

queensferryone.co.uk

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. March 2023.

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



Scarborough Muir
Group Ltd