



Forth Green Freeport & Queensferry One

FORTH
GREEN FREEPORT

forthgreenfreeport.com



Queensferry One

queensferryone.co.uk

The Forth Green Freeport has been selected by the Scottish Government and UK Government as one of two locations for Scotland's first Green Freeports*. But what is a Green Freeport, who is eligible and how could you benefit?

WHAT IS A GREEN FREEPORT?

A Green Freeport is an area of operational and development land linked to a road, rail, air or sea port, where special tax incentives and customs reliefs potentially worth millions of pounds are provided to eligible businesses operating within them.

They are designed to stimulate regeneration and high-quality job creation by way of a commitment to fair work, promote decarbonisation and a just transition to a net zero economy, establish hubs for global trade and investment, and foster an innovative environment.

*Subject to business plan approval.

WHY QUEENSFERRY ONE?

Queensferry One is a proposed tax site within the Forth Green Freeport.

The 120-acre scheme is one of Scotland's largest and best-connected strategic employment sites, offering a range of flexible accommodation options for businesses looking to scale their operations or improve supply chain efficiencies across the central belt and beyond.

WHAT ARE THE BENEFITS OF A GREEN FREEPORT?

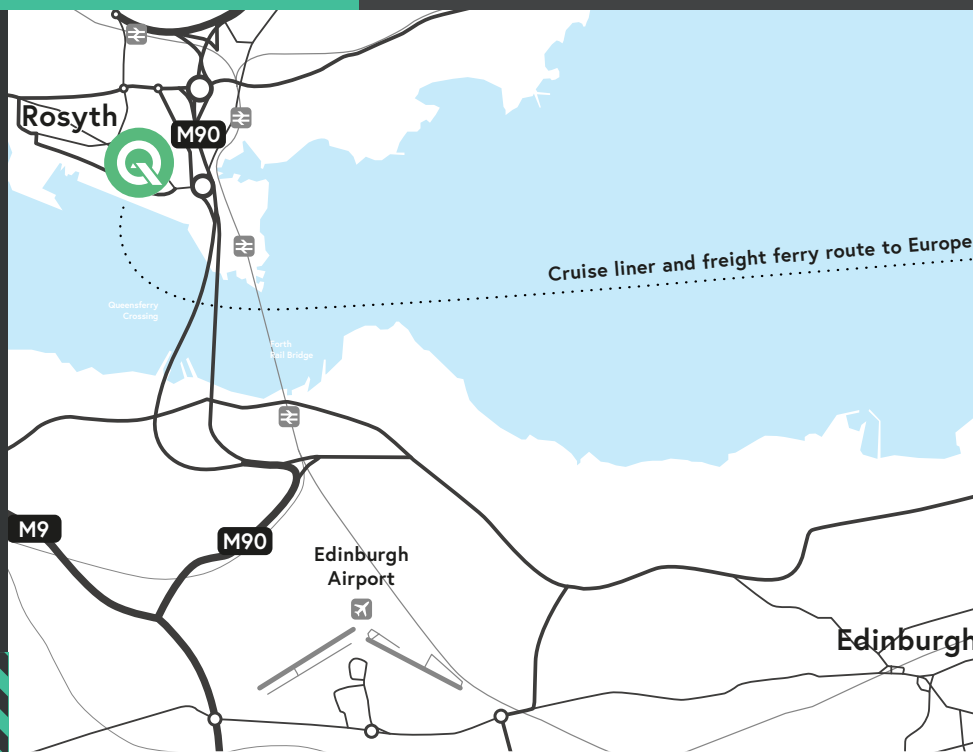
Green Freeports do not have uniform rules for the entire area, but contain designated tax sites, customs sites and joint tax and customs sites. It is only within these sites that eligible businesses could benefit from a range of tax incentives and customs reliefs, including:

Tax incentives

- Non-Domestic Rates Relief (NDRR) - 100% NDRR for five years on certain properties and property improvements.
- Enhanced Capital Allowances (ECA) - 100% ECA for the first year of qualifying expenditure.
- Employer National Insurance Contributions (NICS) - Employers forego NICS on salaries up to £25,000 for new hires in the first three years.
- Enhanced Structures and Buildings Allowance (SBA) - 10% rate of SBA per annum for 10 years on renovation or construction.
- Land and Building Transaction Tax (LBTT) Relief - Land purchases on tax sites benefit from LBTT relief (to be defined in Scottish Parliament legislation).

Customs reliefs

- Duty deferral automatically granted within customs zone until goods leave site.
- Duty inversion for goods entering customs zone with higher tariff than final product.
- Customs duty exemption on imported goods processed in the Freeport and re-exported (subject to Free Trade Agreements).
- The import VAT on goods entering the Freeport is suspended.
- Authorisation to use simplified import and export procedures.



GET IN TOUCH

For more information on Queensferry One, including an indicative appraisal of the cost savings arising from the site's Green Freeport status, please contact:

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