# Queensferry One

**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
- Employers' National Insurance Contributions Relief
- Enhanced Structures And Buildings Allowance
- Land And Building Transaction Tax Relief
- Non-Domestic Rates Relief

Scan the QR code for more information on our website

### Deliverable
120-acre site with outline consent for more than 1.2m sq ft of space.

### Connected
Immediate access to rail, road, sea, and air transport options.

### Scalable
Pre-let or design and build opportunities from 50,000 sq ft upwards.

### Innovative
At the centre of a growing advanced manufacturing and 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 universities within an hour's drive, including University of St Andrews.