



Queensferry One

/// Enlighten . rarely . difficult

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



- Opportunity ▶
- Forth Green Freeport ▶
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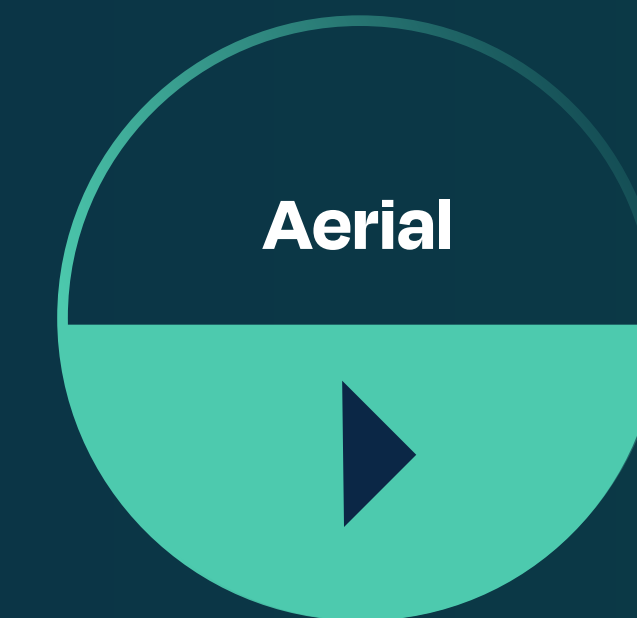
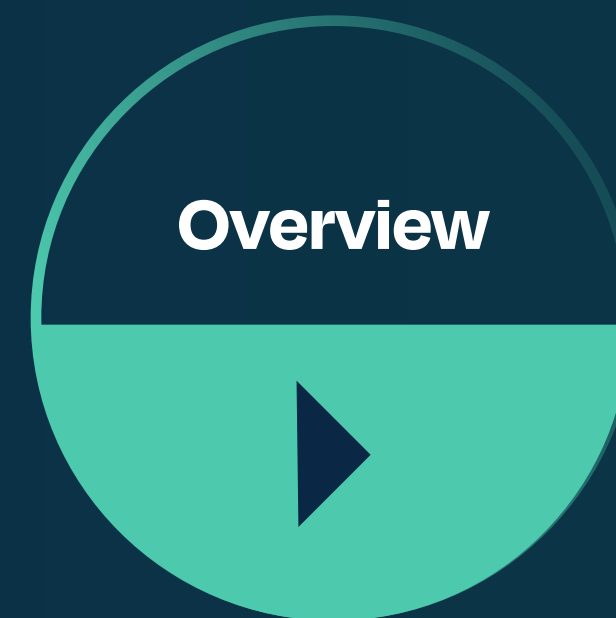




OPPORTUNITY

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 up to 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 25,000 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

Rosyth

Edinburgh Airport

Forth Rail Bridge

Forth Bridge

Queensferry Crossing

South Queensferry

M90

M90

1

2

3

6

7

8

9

10

4

5

11

1



7

QINETIQ

2



8

srjwindows

3



9



4



10

ARROL GIBB
Innovation Campus

5



11

Fife College

6

Sainsbury's Bank



WHY QUEENSFERRY ONE?



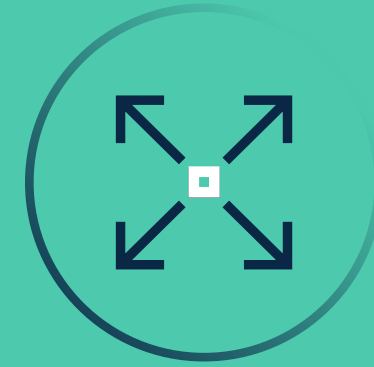
Deliverable

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



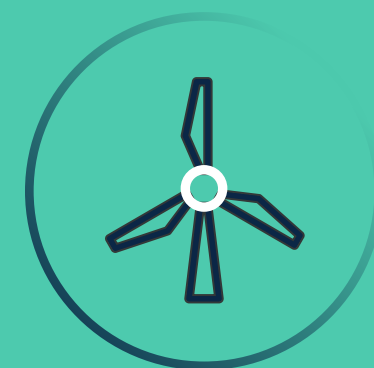
Connected

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 25,000 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.



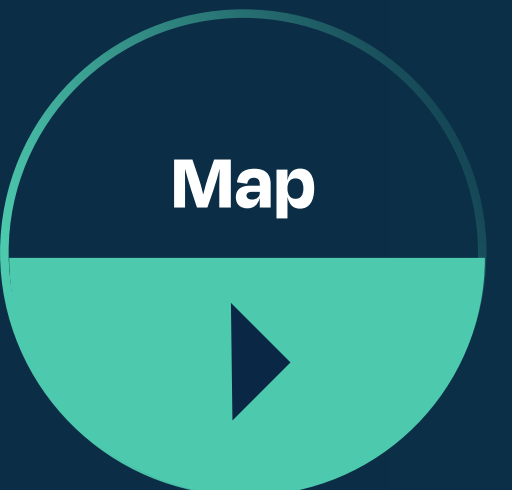
Skilled

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



FORTH GREEN FREEPORT

In January 2023, the Scottish and UK governments selected Forth Green Freeport as one of two locations for Scotland's first Green Freeports.





- 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



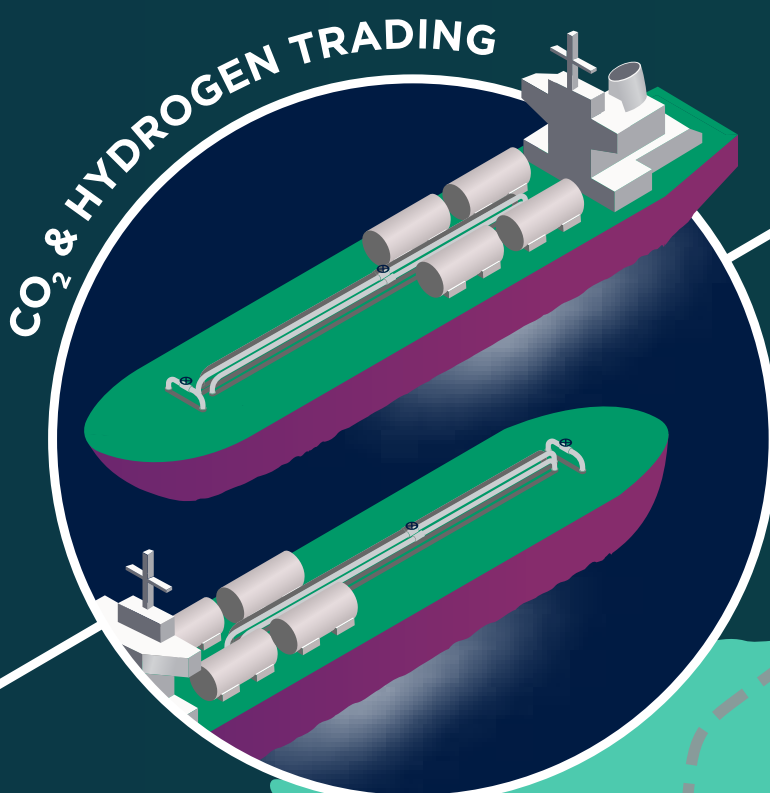
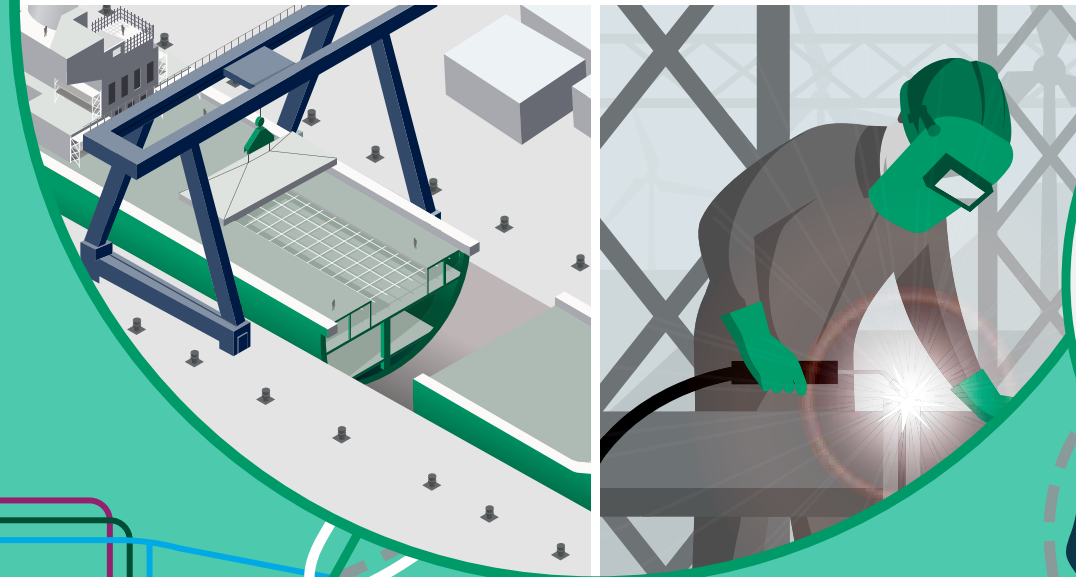
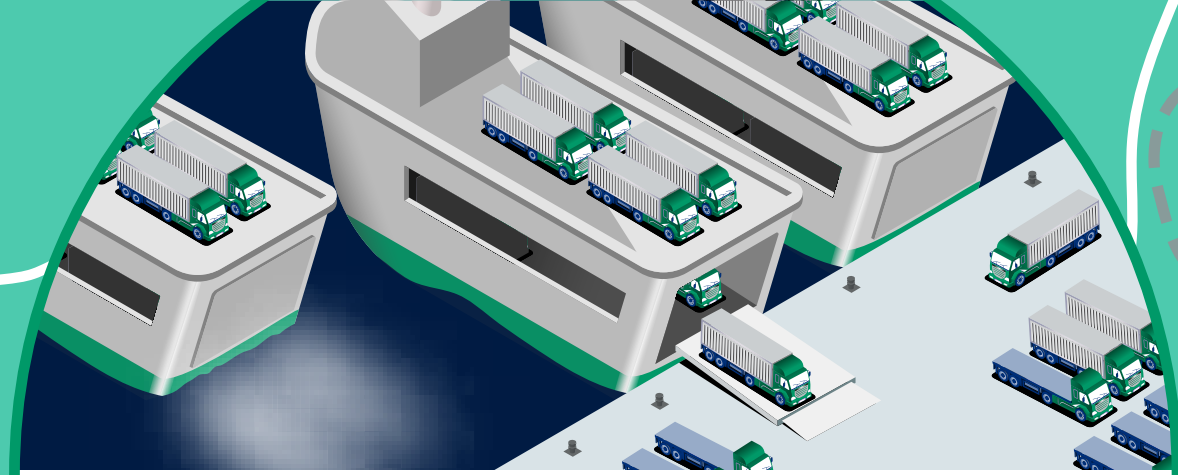
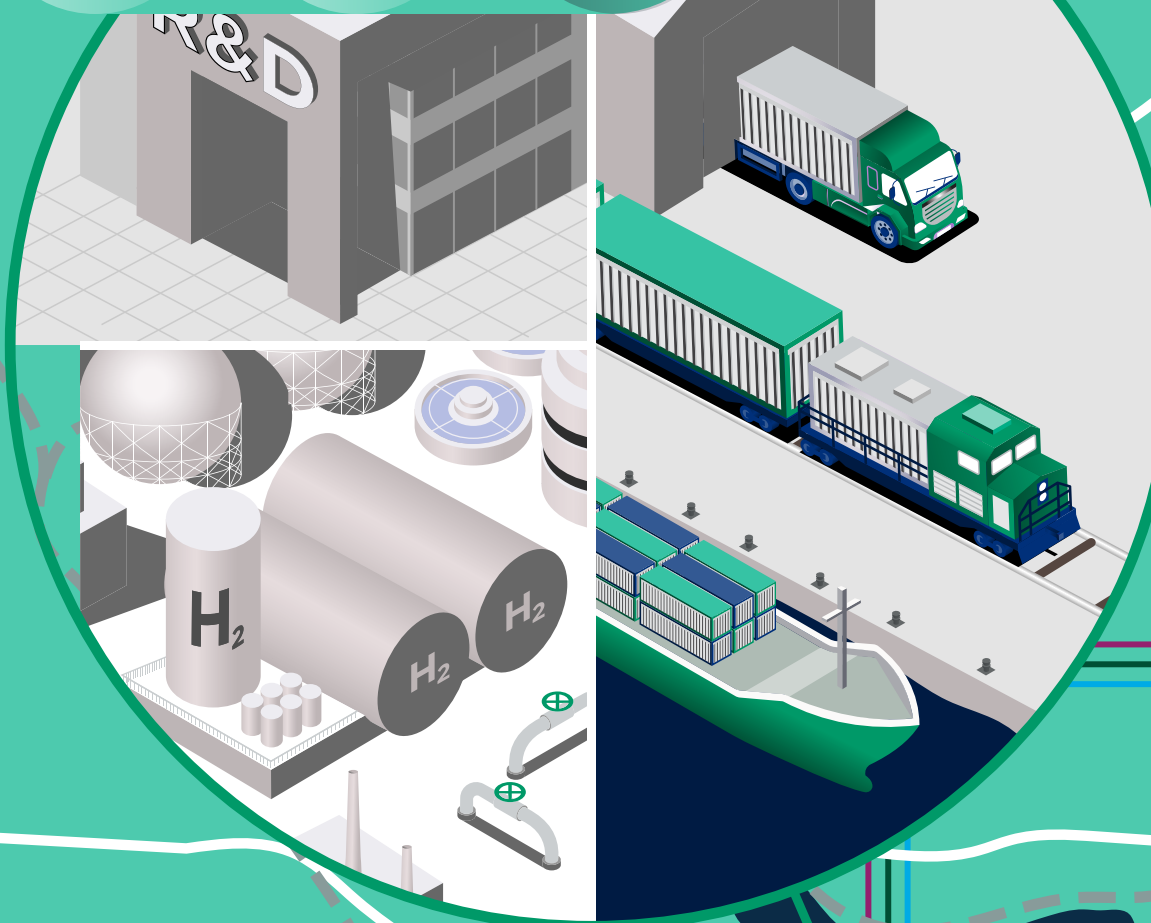
Land And Building Transaction Tax Relief



KEY

- TAX SITE
- CUSTOMS SITE
- RAIL ROUTE
- A-ROAD / MOTORWAY
- OIL AND GAS PIPELINE
- H₂ PIPELINE
- CO₂ PIPELINE

- Purpose
- Benefits
- Map



PIPELINE TO
ABERDEEN / PETERHEAD

GRANGEMOUTH

ROSYTH

BURNTISLAND

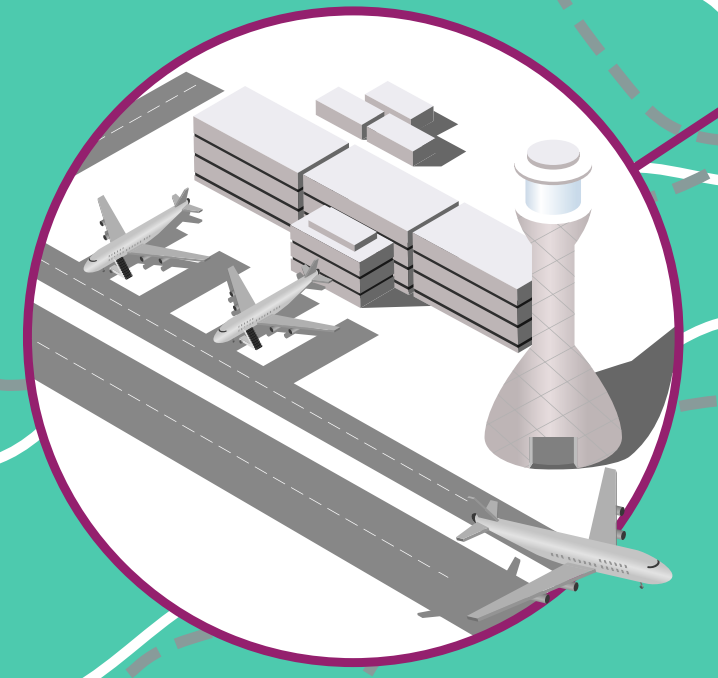
LEITH

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

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

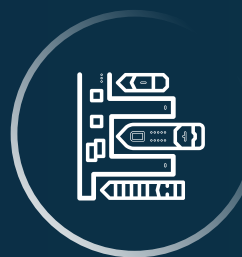


MAP & DRIVE TIMES

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:



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:



trusted to deliver™



FORTH PORTS



BAE SYSTEMS



Rolls-Royce

QINETIQ



TechnipFMC



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 25,000 sq ft to 500,000 sq ft, to fully serviced sites, immediately available on a freehold or long leasehold basis.

Proposed
masterplan



Q1 50



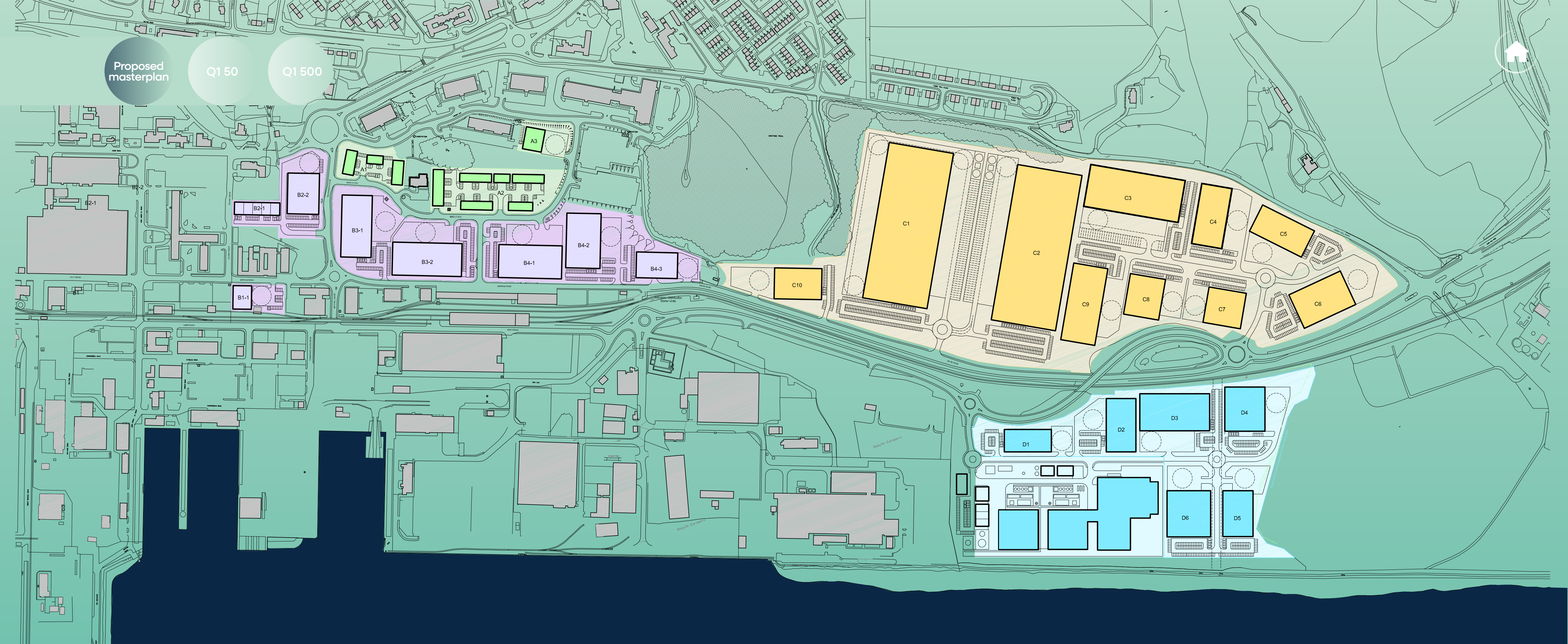
Q1 500



Proposed
masterplan

Q1 50

Q1 500



Site
A

Site
B

Site
C

Site
D



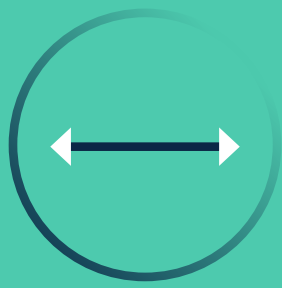
- Proposed masterplan
- Q1 50
- Q1 500

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



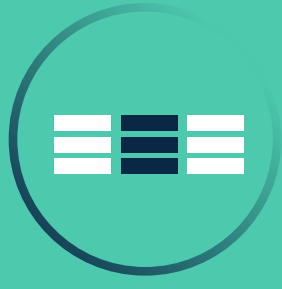
85
car parking spaces



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/m²** 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





Further information

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



Craig Semple

Director

Craig.Semple@cbre.com

+44 (0)7795 641 892



Lewis Pentland

Director

Lewis.Pentland@colliers.com

+44 (0)7748 704 734

The delivery partners work in partnership with:



enquiries@scotent.co.uk

0300 013 3385

www.scottish-enterprise.com



enquiries@investinfife.co.uk

01592 583539

www.investfife.co.uk



Scarborough Muir
Group Ltd

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

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