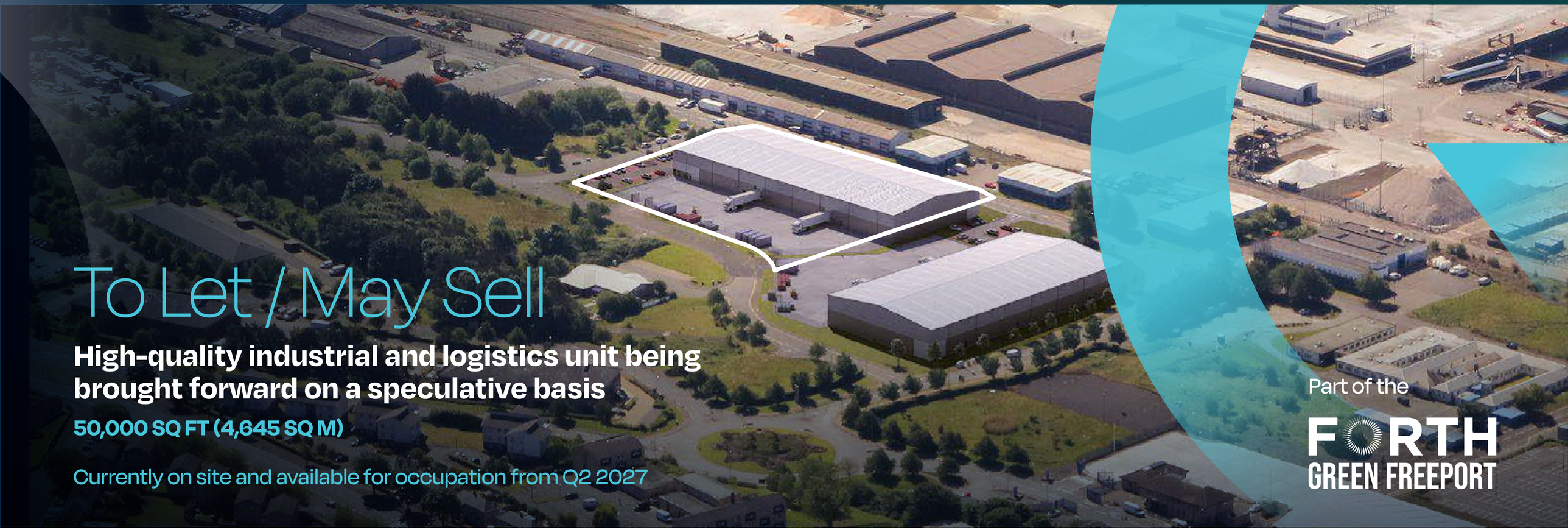
Queensferry One 50

A **NEW** speculative industrial and logistics opportunity in Central Scotland.



To Let / May Sell

High-quality industrial and logistics unit being brought forward on a speculative basis

50,000 SQ FT (4,645 SQ M)

Currently on site and available for occupation from Q2 2027

Part of the FORTH GREEN FREEPORT

King Malcolm Drive, Queensferry One, Rosyth, Fife KY11 2DY | queensferryone.co.uk

ENTER

INTRODUCTION

A new speculative industrial and logistics opportunity at Queensferry One.

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 cites of Edinburgh, Glasgow, Dundee and Aberdeen. Furthermore, there is immediate access to the Port of Rosyth with connections to Europe and beyond.



Key milestones as follows:

Planning application submitted	Planning consent granted	Enabling works commence	Main works commence	Practical completion
November 2022	**September 2023**	**May 2026**	**June 2026**	**Q2 2027**

FORTH GREEN FREEPORT

forthgreenfreeport.com

GREEN FREEPORT STATUS

Queensferry One is located within a designated tax site as part of the Forth Green Freeport.

The Forth Green Freeport has been established to accelerate investment in strategically located industrial sites, support advanced manufacturing, logistics and renewable energy activity, and help drive economic growth while supporting the transition to net zero.

Eligible occupiers may benefit from a range of incentives designed to support investment, job creation and long-term growth, including:

- Enhanced capital allowances
- Enhanced structures and buildings allowance
- Non-domestic rates relief
- Employers' national insurance contributions relief
- Land and building transaction tax relief

Request an indicative Freeport savings breakdown for your business hello@queensferryone.co.uk

LOCATION

Situated adjacent to Junction 1 of the M90, the Queensferry Crossing and the Port of Rosyth, Q1 50 offers exceptional connectivity by road, rail, sea and air to Central Scotland, the wider UK and international markets.

The site forms part of the wider Queensferry One development, positioned within an established industrial and commercial location supporting manufacturing, maritime, defence and logistics businesses.

South West Fife benefits from a highly skilled workforce, with more than 2.25 million people of working age within a one-hour drive. Fife College and a further eight universities are located within close proximity, providing access to a broad and diverse skills base.

The surrounding area offers a strong quality of life, with access to Edinburgh, Dunfermline, St Andrews and the East Neuk of Fife.

View aerial map



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	340 miles	7 hours 18 mins

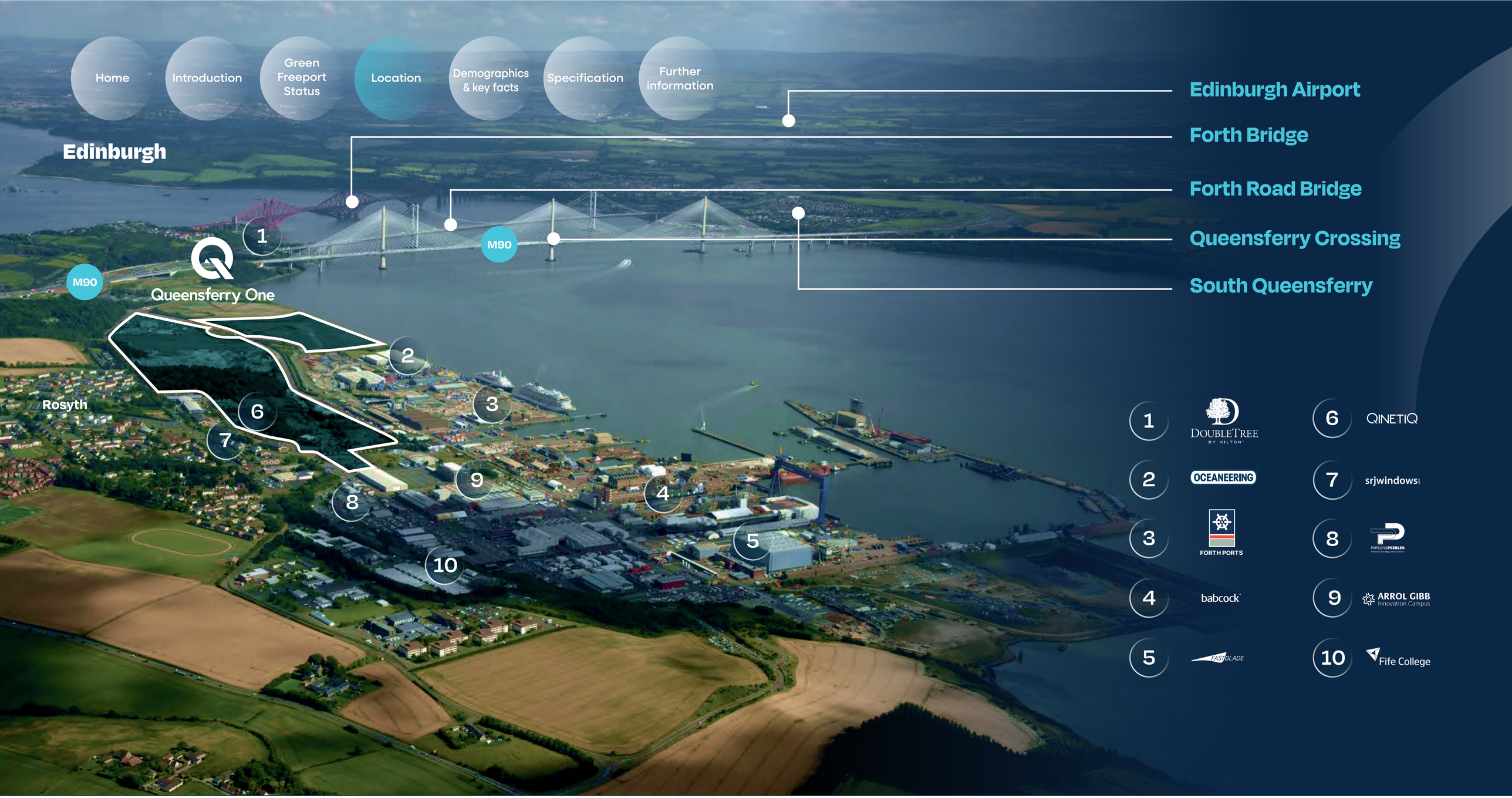
Note: travel times are based on HGV drive times.

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	50 mins	1 hr 15 mins	49 miles
Dundee	45 mins	52 mins	50 miles
Aberdeen	2 hrs	2 hrs 10 mins	110 miles



Edinburgh


Edinburgh Airport
Forth Bridge
Forth Road Bridge
Queensferry Crossing
South Queensferry
M90
M90
Queensferry One
Rosyth
1
2
3
4
5
6
7
8
9
10
1 DoubleTree by Hilton
2 Oceaneering
3 Forth Ports
4 babcock
5 Fast Blade
6 QinetiQ
7 srjwindows
8 Parsons Peebles
9 Arrol Gibb Innovation Campus
10 Fife College

KEY FACTS



Workforce

More than 2.25 million people of working age live within a one-hour drive of Queensferry One, with a strong representation across engineering, technical, manufacturing and logistics roles.



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

Queensferry One sits within a key growth area supported by public and private sector investment, including its designation within the Forth Green Freeport.



Education

The University of St Andrews and a further eight universities are located within an hour's drive, providing access to a highly skilled and well-qualified workforce across multiple disciplines.

SPECIFICATION

The specification can be adapted to accommodate occupier requirements, subject to contract and programme.

10M
clear haunch height

50kN/m2
floor loading

EPC
Targeting EPC A

37M
yard depth

1 MVA
electricity supply

BREEAM
very good

47
car parking spaces

4
Electric vehicle charging points

2,329 sq ft
office accommodation

LED
lighting throughout

10%
roof lights and PV panels on the roof

All electric building

2 nr
(but flexibility to add additional doors)
electrically operated insulated up and over doors



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.

Further information

For further information about this development please contact the agents below:

Craig Semple
Director
Craig.Semple@cbre.com
+44 (0)7795 641 892

Lewis Pentland
Director
Lewis.Pentland@colliers.com
+44 (0)7748 704 734

SCARBOROUGH MUIR GROUP LIMITED

Joint venture with Scarborough Group International and JW Muir Group PLC

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. October 2024. Design by Ninetwo



queensferryone.co.uk

Indicative Internal View