Go First
Go Far
Go Forth
Queensferry One
-
Rosyth Waterfront
Fife Scotland
queensferryone.com
A new, international waterside destination.
Whether you're in the industrial, manufacturing, logistics, energy, data and storage, financial, TMT, or waterside port sectors, Queensferry One is the destination that has it all.

The Opportunity

The Local Development Plan allocates the 120 acres for Class 4 (business), 5 (general industrial), 6 (storage and distribution) and other associated uses. There is a 14 acre Gateway plot located at the highly prominent eastern end of the site closest to the M90 motorway (Junction 1C). The allocation permits tourist and community related uses which includes retail and other leisure type uses.

Regional Selective Assistance (RSA) is a discretionary grant available for businesses who wish to develop a project in Scotland. Queensferry One sits within a Tier 2 award district (Scotland's highest bracket) with grants available to all businesses (SMEs, medium and large businesses). Further details are available from either of the joint agents or by contacting Scottish Enterprise direct.

Fife Council have offered to work with all inward and mobile investors in providing a range of sources designed to make a move into Fife as easy as possible.
Queensferry One comprises a new strategic development site of approximately 120 acres (48.5 hectares). Fully serviced sites are immediately available, alternatively design and build opportunities can be tailored to occupiers' requirements, whether for heritable or leasehold interests.

Queensferry One will contain quality shared spaces providing manufacturing, distribution, office and commercial sites.

Currently home to world-leading marine, energy, defence engineering and manufacturing businesses, the masterplan complements an already thriving commercial hub.
OFFICE
46,450 sq. m (500,000 sq. ft.)

INDUSTRIAL, DISTRIBUTION & DATA
75,000 sq. m (807,000 sq. ft.)

PETROL FILLING STATION & ROADSIDE
4,366 sq. m (47,000 sq. ft.)

RETAIL & LEISURE
1,400 sq. m (15,000 sq. ft.)

HOTEL & SPA
200 plus beds

- A perfect multi-modal location – direct port, rail, public transport and motorway access points
- Edinburgh International Airport 20 minutes by car or bus
- A unique setting - the ideal waterside location with bespoke accommodation to meet modern business requirements
- Abundant, highly skilled, labour force
- Close to Ferrytoll Park & Ride providing 1,050 car spaces
- Development plots available from 1 to 90 acres and buildings on a Design and Build basis from 929 sqm (10,000 sqft) to 18,580 sqm (200,000 sqft)
Unique and exceptionally well connected to its local neighbourhoods.

Travel Times from Queensferry One, Rosyth

<table>
<thead>
<tr>
<th>Destination</th>
<th>Road</th>
<th>Rail</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Queensferry Crossing</td>
<td>5 mins</td>
<td>1 mile</td>
<td></td>
</tr>
<tr>
<td>Dunfermline</td>
<td>5 mins</td>
<td>5 miles</td>
<td></td>
</tr>
<tr>
<td>Edinburgh Airport</td>
<td>20 mins</td>
<td>12 miles</td>
<td></td>
</tr>
<tr>
<td>Edinburgh</td>
<td>20 mins</td>
<td>10 miles</td>
<td></td>
</tr>
<tr>
<td>Glasgow</td>
<td>45 mins</td>
<td>49 miles</td>
<td></td>
</tr>
<tr>
<td>Dundee</td>
<td>45 mins</td>
<td>50 miles</td>
<td></td>
</tr>
<tr>
<td>Aberdeen</td>
<td>2 hrs 2 mins 10 mins</td>
<td>100 miles</td>
<td></td>
</tr>
</tbody>
</table>

Bus Services

- 7: Dunfermline to Leven
- 19: Rosyth to Ballingry
- A9: Rosyth to Kirkcaldy
- 71: Kirkcaldy to Edinburgh
- 88: Rosyth to Inverkeithing

This masterplan represents proposed uses only. Size and or use of individual plots can be tailored to suit specific requirements subject to detailed planning consent.
Within easy reach of the Queensferry Crossing, Queensferry One is ideally situated in Central Scotland offering an attractive location for business and employment.

Queensferry One sits alongside the newly opened Queensferry Crossing and M90 motorway and connects Scotland’s four major cities. Excellent public transport is provided to this extensive development site allowing connectivity between local areas and the main cities of Edinburgh and Glasgow. The adjoining docks provide three-weekly sailings to Zeebrugge and the close-by Inverkeithing train station is on the main east coast line providing a fast service to and from London and Aberdeen.

The locality already has a highly skilled workforce with over 40 years experience in the Energy and Marine sectors. With local training and research facilities available, Fife College and a further eight universities are within one hour’s drive providing an invaluable support network for local, national and international business. Fife is also one of the most desirable areas in Scotland to live with many local coastal villages and attractions such as Dunfermline Abbey, Crail and St Andrews all within an easy drive.
Travel Times

<table>
<thead>
<tr>
<th>Destination</th>
<th>Road</th>
<th>Rail</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Queensferry Crossing</td>
<td>5 mins</td>
<td>-</td>
<td>1 mile</td>
</tr>
<tr>
<td>Dunfermline</td>
<td>15 mins</td>
<td>8 mins</td>
<td>5 miles</td>
</tr>
<tr>
<td>Edinburgh Airport</td>
<td>20 mins</td>
<td>20 mins</td>
<td>12 miles</td>
</tr>
<tr>
<td>Edinburgh</td>
<td>25 mins</td>
<td>20 mins</td>
<td>13 miles</td>
</tr>
<tr>
<td>Glasgow</td>
<td>45 mins</td>
<td>1 hr 15 mins</td>
<td>49 miles</td>
</tr>
<tr>
<td>Dundee</td>
<td>45 mins</td>
<td>2 hrs 10 mins</td>
<td>50 miles</td>
</tr>
<tr>
<td>Aberdeen</td>
<td>2 hrs</td>
<td>-</td>
<td>110 miles</td>
</tr>
</tbody>
</table>

The area also benefits from an extensive local bus service which is supported by Rosyth and Inverkeithing railway stations.

Drive Times

1 min  5 mins  15 mins  20 mins  50 mins

Queensferry Crossing  Ferry Toll  Inverkeithing  Edinburgh  Edinburgh  Glasgow
Park & Ride  Train Station  Airport  City Centre  City Centre

National

Regional

Edinburgh  City Centre  Gl/altsgow  City Centre  Edinburgh  Airport  Queensferry  Crossing

M90  M90  M9  M9

Queensferry  Forth  Rail Bridge  Edinburgh  Airport  Edinburgh

Rosyth  Forth  Ports  HM Naval Base  North  Queensferry

London  Birmingham  Manchester  Glasgow  Newcastle  Liverpool  Dundee  Aberdeen

The area also benefits from an extensive local bus service which is supported by Rosyth and Inverkeithing railway stations.
Queensferry One represents a prime, international, waterfront location.

Queensferry One is the go-to destination for people travelling not just from Rosyth, Inverkeithing, Dunfermline and the neighbouring areas across Fife, but also Edinburgh, West Lothian, Tayside and Glasgow which are all within an hour's drive and easily accessible by public transport.

The development sites within Queensferry One border some of the best known successful businesses with a history and particular specialism in the Energy and Marine sectors although the opportunities for other business sectors are equally attractive. Queensferry One has direct frontage onto the Firth of Forth with clear views of the spectacular Forth Bridges and the recently completed Queensferry Crossing. Already benefiting from over £100M investment in site infrastructure and property development, Queensferry One is the perfect destination for businesses seeking land from as little as 1 acre to the total land availability of 120 acres.
The Queensferry Crossing is the third bridge to span the Firth of Forth. Together, all three bridges provide passage for people travelling across Scotland by road, rail, foot or bike.

The new Queensferry Crossing complements the UNESCO World Heritage Forth Bridge, opened in 1890, and the visionary Forth Road Bridge first opened in 1964.

Representing a masterpiece in world-class engineering, the Queensferry Crossing is a major part of the Scottish Government’s plan for the Forth transport corridor.

Here's what you need to know about the new Queensferry Crossing at a glance:

- The Queensferry Crossing is estimated to have cost around £1.35bn.
- The crossing stands a mighty 207 metres above high tide.
- At a length of 1.7 miles, the cable-stayed bridge is the longest in the world.
- An estimated 10,000,000 man hours have been spent to complete the bridge.
- 23,000 miles of cabling used in the construction could almost stretch around the planet.
- The bridge provides two lanes of motorway, both north and south bound.
- Pioneering wind-shielding will help keep the Queensferry Crossing open in all weathers.

The Three Bridges: Facts & Figures
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**
72% 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 £3.5bn 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 20,000 students. Eight other leading universities are within an hour’s drive of Fife, offering a wide skill base across all disciplines.

**Local Occupiers**

- FORTH PORTS
- OCEANEERING
- QINETIQ
- Sainsbury’s Bank
- RAE SYSTEMS
- ingénico
- Rolls-Royce
- PH
- PriceCollins
**Further Information**
Further information on industrial, office, retail, roadside, hotel, and other opportunities is available from the joint agents:

**Ben Dobson**  
Industrial  
+44 (0)131 243 2217  
ben.dobson@eu.jll.com

**Craig Watson**  
Office  
+44 (0)131 301 6711  
craig.watson@eu.jll.com

**Neil McAllister**  
Industrial  
+44 (0)131 473 3212  
eil.mcallister@ryden.co.uk

**Peter I’Anson**  
Office  
+44 (0)131 473 3233  
peter.lanson@ryden.co.uk

**Partners**
The owners work in partnership with:

**Scottish Enterprise**  
enquiries@scotent.co.uk  
0300 013 3385  
www.scottish-enterprise.com

**INVEST IN FIFE**  
enquiries@investinfife.co.uk  
01592 583539  
investinfife.co.uk

**queensferryone.com**

---

**Scarborough Muir Group Ltd**

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, sellers or lessors. 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. September 2017.