




Junction 1B M90  
(Ferrytoll Junction)



# Queensferry One

Rosyth, KY11 2DY

Roadside Opportunities | For Sale / To Let | From 0.5 to 16 acres (0.2 - 6.5 hectares)



Queensferry One comprises a new strategic development site, set at the entrance to Fife and just to the north of the Forth Road Bridge and the Queensferry Crossing – two key transport links between Fife and Edinburgh.

The wider site has a planning consent for 1.4m sq.ft. of Class 4 (offices), Class 5 (general industrial), Class 6 (storage & distribution) and other associated uses all sitting directly adjacent to M90 Junction 1B.

The gateway site to Queensferry One has specific planning consent for retail, leisure, roadside, community and tourism related uses.

## Roadside Statistics

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This prominent, mixed-use, roadside development opportunity is situated at the gateway to Queensferry One, offering up to 16 acres with some key attributes:

## Local Demographics

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- Local population within 10 mile radius – 190,000 (2016)
- Rosyth population – 13,780 (2016)
- Total workforce within 1 hour drive – 2.25 million
- Total workforce within 15km – 234,407
- Total workforce within 5km – 46,443

## Port Activities

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- 100 cruise liners per annum
- Scotland's only freight ferry service to Europe
- 24/7 stevedoring support
- Handles 100,000 tonnes of bulk cargo per year
- Final assembly of the two Queen Elizabeth-class aircraft carriers

## Traffic Movement

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- M90 two-way daily traffic flow of 64,000 vehicles per day\*
- Buses to Edinburgh depart every 10 minutes.
- Ferrytoll Park & Ride, Inverkeithing – [www.ferrytoll.org](http://www.ferrytoll.org) – 1,050 car spaces
- Information on The Forth Bridges – [www.theforthbridges.org](http://www.theforthbridges.org)

\*Department for Transport Traffic Counts 2016 – count point 30851 (AADF)

## Panoramic Views

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- The Forth Bridges, a UNESCO World Heritage Site
- St Margaret's Marsh, a Site of Special Scientific Interest
- Across the River Forth to South Queensferry and Port Edgar





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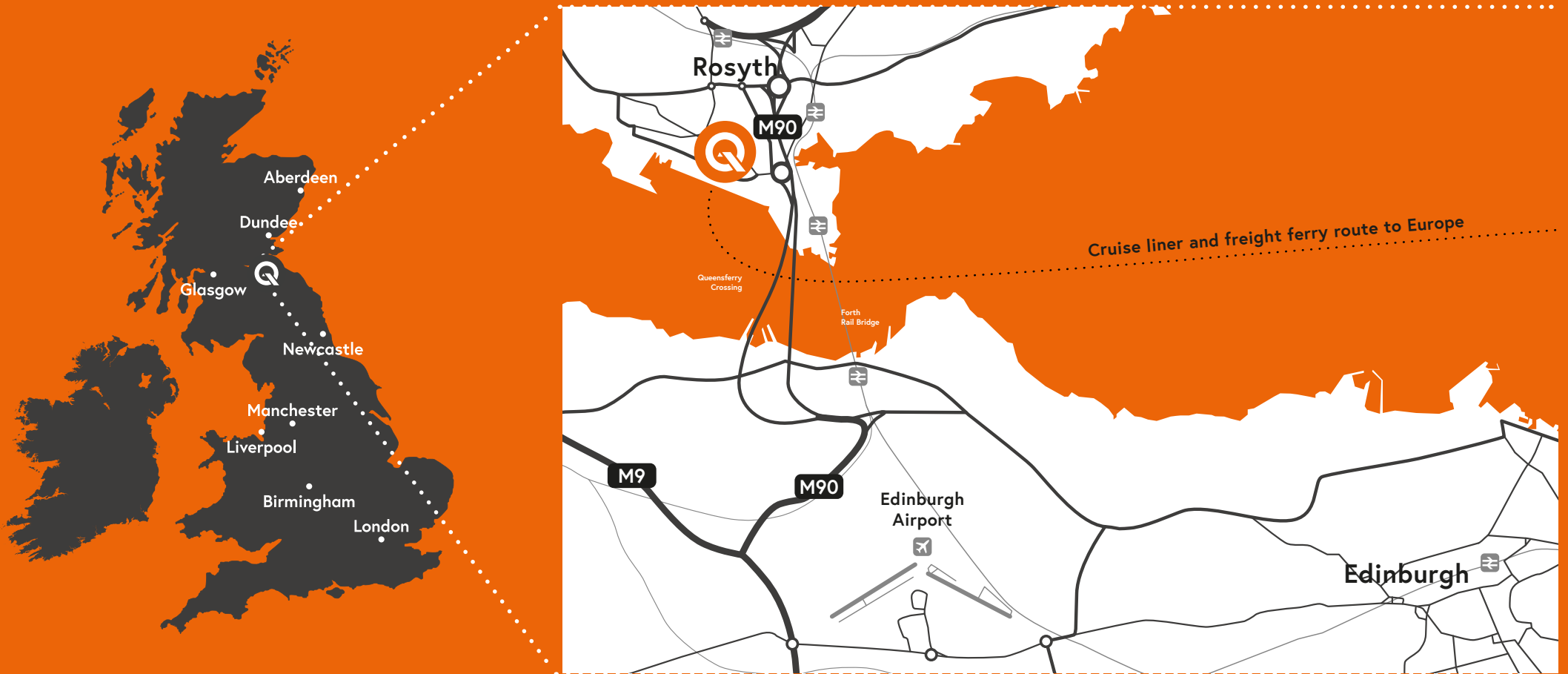
## The Opportunity

This high profile gateway site comprises a clear and serviced commercial development opportunity extending to approximately 16 acres (6.5 hectares). The site is available as a whole or in part and would support a variety of uses including:

- |                                     |                  |
|-------------------------------------|------------------|
| Petrol Filling Station              | Restaurant       |
| Motorway Services                   | Hotel            |
| Drive Thru Restaurant & Coffee Shop | Retail & Leisure |

## Terms

Plots of varying sizes are available to purchase, alternatively buildings can be leased on a design & build basis to an occupier's specification. There is a full design team in place to deliver bespoke opportunities. For further information please contact the joint agents.



Unique and exceptionally well connected to its local neighbourhoods.

### Travel Times from Queensferry One, Rosyth

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	45 mins	1 hr 15 mins	46 miles
Dundee	45 mins	52 mins	50 miles
Aberdeen	2 hrs	2 hrs 10 mins	110 miles

### Bus Services

7	Dunfermline to Leven
x19	Rosyth to Ballingry
x55	Dunfermline to Edinburgh
71	Kincardine to Inverkeithing
88	Rosyth to Inverkeithing

### Drive Times





PLOT	SITE	DEVELOPMENT	SPLIT/TYPE
1	3.6 Acres	11,000 sq ft	Retail & Petrol Filling Station
2	3.7 Acres	25,000 sq ft	Food Retail
4	2.3 Acres	11,000 sq ft	Retail
5	2.1 Acres	–	Hotel

To M90  
 Junction 1  
 To North  
 Queensferry  
 To Ferrytoll  
 Park & Ride

This is an outline proposal for  
 indicative purposes only. All  
 plans are subject to detailed  
 design and planning consent.



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Joint venture with Scarborough Group  
International and JW Muir Group PLC



**Scarborough Muir**  
Group Ltd

[queensferryone.com](http://queensferryone.com)

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