

**Go First
Go Far
Go Forth**
Queensferry One

-
Rosyth Waterfront
Fife Scotland



queensferryone.com

A new,
international
waterside
destination.



Queensferry One

Rosyth Waterfront
Fife Scotland

Edinburgh

Forth Rail Bridge

Forth Bridge

Queensferry Crossing

South Queensferry



Queensferry One



OCEANEERING



FORTH PORTS



trusted to deliver

aircraft carrier ALLIANCE

Rosyth

LILOYS

Sainsbury's Bank

QINETIQ

srjwindows



PROVIDENT



The Opportunity

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 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.



The Development

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.



Uses

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

Destination	Road	Rail	Distance
Queensferry Crossing	5 mins	-	1 mile
Dunfermline	15 mins	8 mins	5 miles
Edinburgh Airport	20 mins	20 mins	12 miles
Edinburgh	25 mins	20 mins	13 miles
Glasgow	45 mins	1 hr 15 mins	49 miles
Dundee	45 mins	52 mins	50 miles
Aberdeen	2 hrs	2 hrs 10 mins	110 miles

Bus Services

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

Development Plots

Office

Plot	Site	Development	Split/Type
A1	1.4 Acres	20,000 sq ft	-
A2	1.4 Acres	20,000 sq ft	-
A3	0.7 Acres	18,000 sq ft	-
A4	0.9 Acres	30,000 sq ft	-
A5	0.5 Acres	20,000 sq ft	-
A6	0.9 Acres	30,000 sq ft	-
A7	0.7 Acres	20,000 sq ft	-
A8	1.4 Acres	50,000 sq ft	-

Industrial/Distribution

Plot	Area	Development	Split/Type
B1	0.8 Acres	10,000 sq ft	-
B2	2.2 Acres	30,000 sq ft	9 x 2,000 sq ft / 3 x 4,000 sq ft starter units
B3	3.0 Acres	40,000 sq ft	4 x 10,000 sq ft
B4	2.7 Acres	40,000 sq ft	4 x 10,000 sq ft
B5	2.1 Acres	25,000 sq ft	-
B6	1.9 Acres	20,000 sq ft	-
B7	1.4 Acres	20,000 sq ft	10 x 2,000 sq ft starter units
B8	2.2 Acres	32,000 sq ft	16 x 2,000 sq ft starter units
B9	7.8 Acres	150,000 sq ft	-
B10	3.5 Acres	150,000 sq ft	-
B11	6.5 Acres	100,000 sq ft	-
B12	6.5 Acres	100,000 sq ft	-

Retail & Leisure

Plot	Site	Development	Split/Type
C1	2.6 Acres	11,000 sq ft	Retail & Petrol Filling Station
C2	2.7 Acres	25,000 sq ft	Food Retail
C3	1.3 Acres	11,000 sq ft	Retail
D1	2.1 Acres	12,500 sq ft	Fast Food / Drive Thru
D2	1.1 Acre	-	Hotel
D3	0.4 Acres	2,500 sq ft	Fast Food

Mixed Use

Plot	Site	Development	Split/Type
E1	31.3 Acres	-	Office / Data Centre / 4* Hotel & Spa





The location

Within easy reach of the Queensferry Crossing, Queensferry One is ideally situated in Central Scotland offering an attractive location for business and employment.

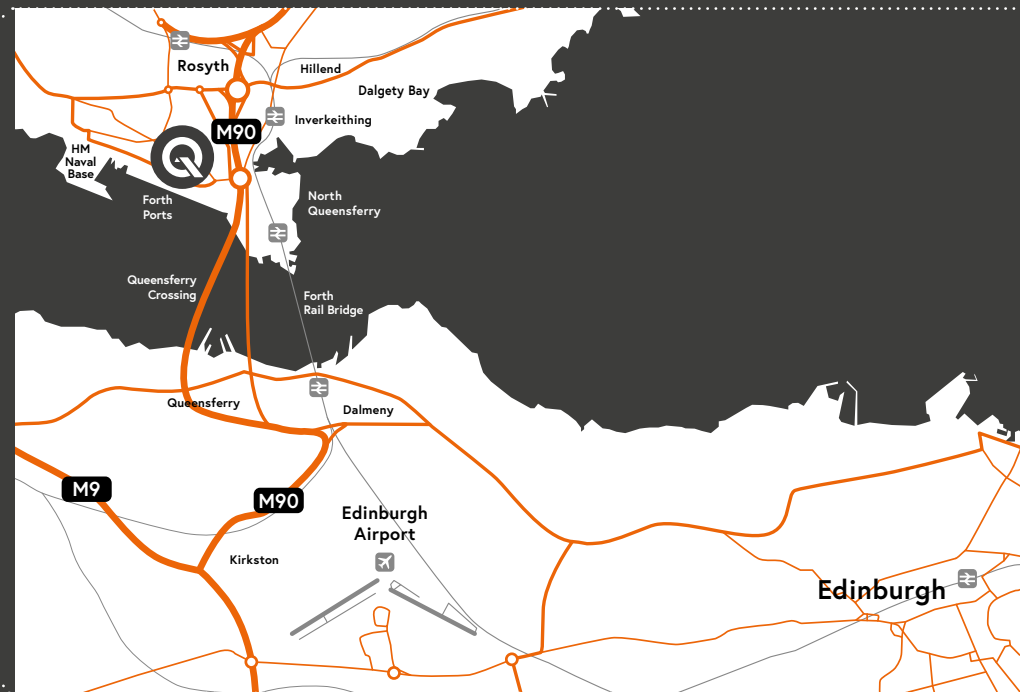
Queensferry One sits alongside the newly opened Queensferry Crossing and M90 motorway and connects Scotland's four major cities. Excellent public transport is provided to this extensive development site allowing connectivity between local areas and the main cities of Edinburgh and Glasgow. The adjoining 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.

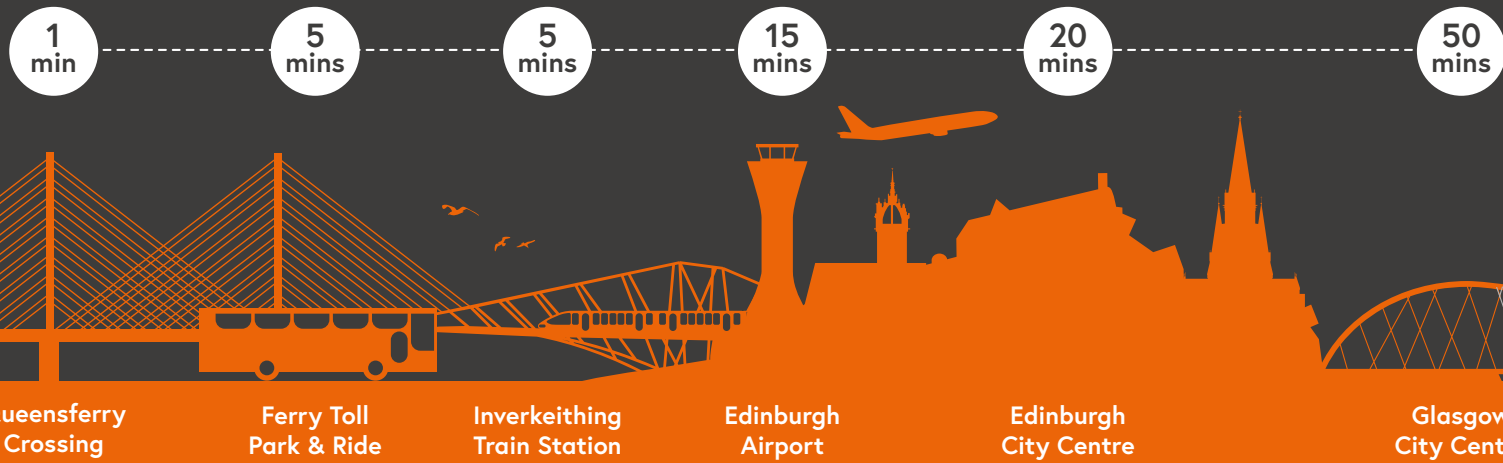
National



Regional



Drive Times



Travel Times

Destination	Road	Rail	Distance
Queensferry Crossing	5 mins	-	1 mile
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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 Three Bridges: Facts & Figures

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.

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.

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**



At a length of **1.7 miles** the cable-stayed bridge is the longest in the world



The crossing stands a mighty **207 metres** above high tide



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

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

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

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 £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 **26,000** students. **Eight other leading universities** are within an hour's drive of Fife, offering a wide skill base across all disciplines.

Local Occupiers



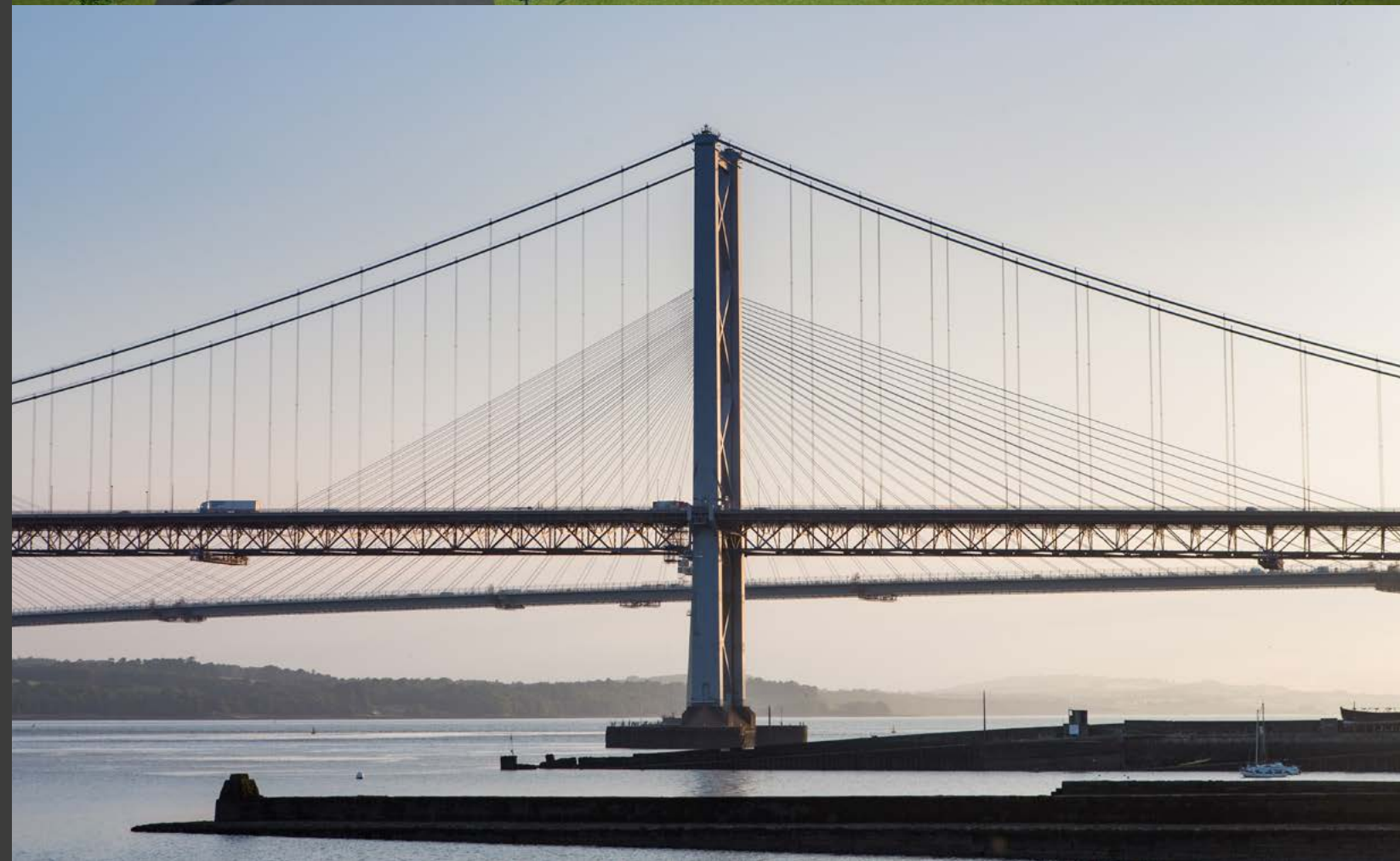
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Further Information

Further information on industrial, office, retail, roadside, hotel, and other opportunities is available from the joint agents:



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