



# Queensferry One

Rosyth Waterfront  
Fife Scotland



## Why Queensferry One?

Queensferry One has unrivalled connectivity and benefits from direct port, rail and motorway access, with quayside access available via two adjacent port operators. Public transport is also available immediately adjacent to the site including the Ferrytoll Park & Ride providing 1,050 car spaces. With over 120 acres of developable land, Queensferry One provides one of the largest development sites across the Central Belt of Scotland with a highly skilled workforce in the surrounding area.

## The Opportunity

Queensferry One comprises a strategic development site of 120 acres providing plots of 1 to 90 acres, with buildings available on a design and build basis for sale or lease. The masterplan provides scope for a variety of uses and the Local Development Plan allocates the majority for Class 4 (business), Class 5 (general industrial) and Class 6 (storage and distribution) and other associated uses. Proposals can be tailored to meet individual requirements.

## Grant Assistance

A number of discretionary grants are available to eligible occupiers. Scarborough Muir Group has excellent working relationships with local stakeholders and is able to provide the necessary introductions to explore available funding options and provide further assistance with training and development for staff.

## Key Data



#queensferryone



### Workforce

2.25 million people of working age live within an hour's drive of Queensferry One.



### Economy

73% of local residents are economically active.



### Innovation

Currently home to world-leading **marine, energy, defence engineering** and **manufacturing** businesses.



### Education

Home to **9 leading universities** within an hour's drive of Fife, while Fife College's Rosyth Campus specialises in engineering and renewable sectors.



### Investment

Ongoing investment from the City Region Deal and wider support for business growth available.



# Queensferry One

queensferryone.com

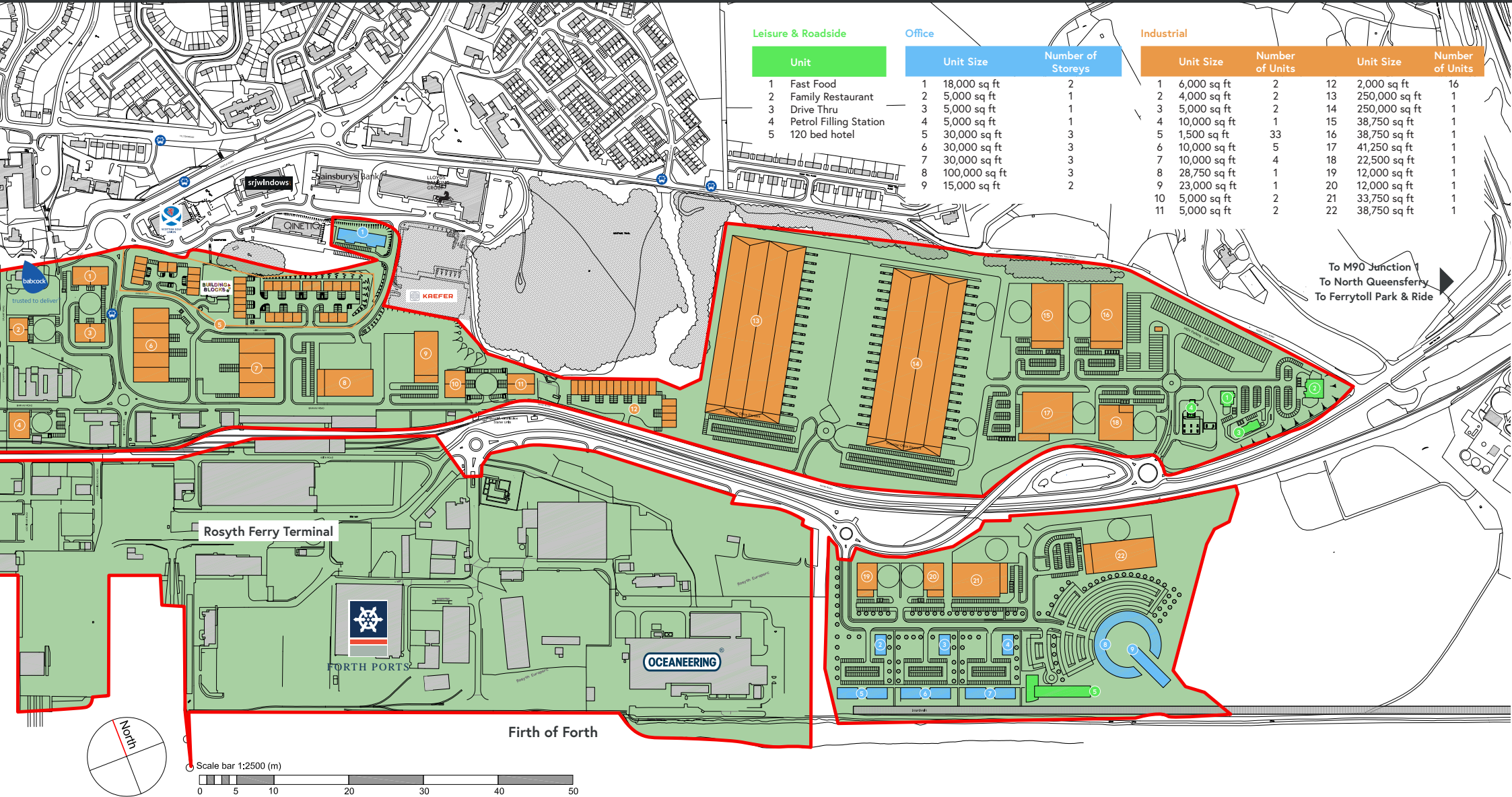
## Travel Times from Queensferry One, Rosyth

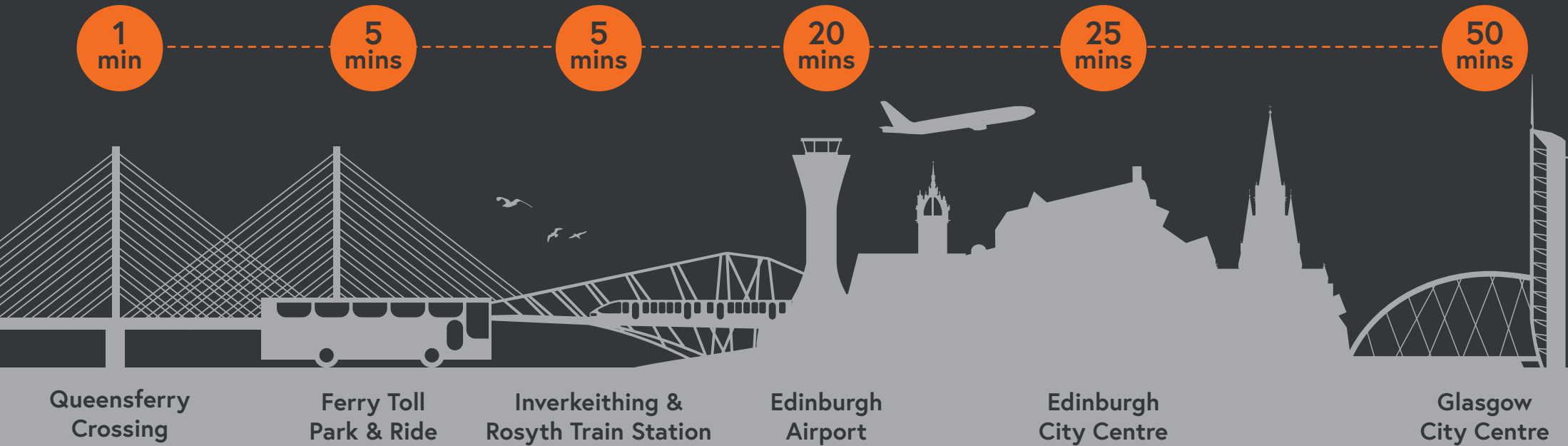
Destination	Road	Rail	Distance
Queensferry Crossing	5 mins	-	1 mile
Dunfermline	15 mins	8 mins	5 miles
Edinburgh Airport	20 mins	20 mins	12 miles
Edinburgh	25 mins	20 mins	13 miles
Glasgow	45 mins	1 hr 15 mins	49 miles
Dundee	45 mins	52 mins	50 miles
Aberdeen	2 hrs	2 hrs 10 mins	110 miles

## 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

Go First  
Go Far  
Go Forth





## Further Information

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



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**Scarborough Muir**  
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