Other locations are ready...

Whether you are looking for major port facilities, bespoke regional HQ offices, or simply a satellite location in Scotland **- Inverclyde is ready for you!**

For further information on these other sites please contact -

geoff.gregory@riversideinverclyde.com

and neil.lochiel@riversideinverclyde.com

For Cartsburn and Custom House enquiries, please contact -

garry.williamson@riversideinverclyde.com

Location 1 | - 6.45 acre site readied for light industrial use

Location 2 | Cartsburn, Greenock
cgi example of design potential

Location 4 | Inchgreen Port and James Watt Dock

Riverside Inverclyde
Ladyburn Business Centre
Room 17, 20 Pottery Street, Greenock Pa15 2Uh

T: 0044 (0) 1475 755080 E: garry.williamson@riversideinverclyde.com
www.riversideinverclyde.com

ri
riverside inverclyde

Is your business ready for expansion? think Inverclyde

Location 3
Custom House, Greenock

ri
riverside inverclyde

The right location.
For all the right reasons...

Riverside Inverclyde is one of Scotland's pathfinder urban regeneration companies and is carrying out an ambitious regeneration programme on a four and a half mile stretch of Inverclyde's waterfront, encompassing the towns of Greenock and Port Glasgow (as well as works at Gourock Pierhead) : towns synonymous with a rich shipbuilding, engineering, IT and manufacturing reputation.

Riverside Inverclyde invites you to become part of the area's exciting regeneration by expanding your business into Inverclyde, just as Amazon, EE, Royal Bank of Scotland, Cigna and others have in recent years.

One of the last remaining Custom House buildings in the United Kingdom, Riverside Inverclyde owns this spectacular Grade A listed building on the waterfront only 400 yards from Greenock Ocean Terminal.. Designed by the renowned architect, William Burn, construction of this building was completed in 1818 and features the elegant Long Room, a replica of a Sir Christopher Wren design in London. The building was occupied by Her Majesty's Revenue and Customs until 2010. Riverside Inverclyde is carrying out refurbishment works. The building is opposite Greenock Central Station with its three trains per hour to Glasgow Central. The Custom House refurbishment is designed for multi-occupancy office accommodation and has a variety of different sized rooms. It is only 20 minutes from Glasgow International Airport, with Glasgow city centre and its International Technology and Renewable Energy Zone (ITREZ) only 10 minutes further on. The building is adjacent to the new £10M Beacon Arts Centre and is a two minute walk from Greenock town centre.

Key features of the site :

- A prestigious Grade A listed waterfront building from 1818;
- First phase refurbishment complete for availability June 2013;
- 20,000 square feet accommodation over ground and first floors;
- Lease options available from one room to the entire building;
- Leases from 1 year at £12 per square foot;
- Spectacular views of the River Clyde, the Argyll Hills and the cruise liners docking at Greenock Ocean Terminal only 250 yards away.

aerial view of the site

Location 3
Custom House, Greenock

PORTS, INFRASTRUCTURE AND CONNECTIVITY

The investment opportunities and renewable energy support areas are contained within a 4.5 mile stretch of waterfront, all alongside the arterial A8 waterfront dual carriageway. From the Kelburn site at the east entrance to Port Glasgow, Ferguson's shipbuilding and fabrication yard is less than a mile away. Two miles further west is the large Inchgreen port, yard and dry dock facility, less than a quarter of a mile away from the new Riverside Business Park, home already to companies such as Cigna, 2020 Renewables and Jenda Energy and 20 SME's. Moving towards Greenock town centre, there is a 3.5 acre site at Cartsburn with land platformed for office development with Greenock Ocean Terminal, home to container traffic and cruise liners, completing the 4.5 mile waterfront regeneration area. Within this area there are 5 railway stations, each within walking distance of at least one of these locations.

SUPPORT FOR YOUR BUSINESS

Regional Selective Assistance is the main discretionary investment grant scheme for businesses in designated areas of Scotland and Inverclyde is one such area. Businesses, whether Scottish owned or headquartered outside Scotland, can apply. Inverclyde's designation allows for the following potential support :

- **For Large Businesses, up to 15% ;**
- **For Medium Businesses (ie your enterprise - including partner and linked enterprises -employs fewer than 250 people and either has a turnover of less than €50M euros or has a balance sheet total nett assets of €43M), - up to 25%; and**
- **For Small businesses (ie your enterprise - including partner and linked enterprises - employs fewer than 50 people and either has a turnover of less than €10M euros or has a balance sheet total nett assets of that amount) - up to 35% .**

Riverside Inverclyde, as an urban regeneration company, can offer very competitive rates and flexible options for tenancy or, indeed, for your bespoke owned development and can assist in securing Property Support Scheme grants of potentially up to 35% depending on company size and other criteria.

riverside inverclyde