

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 -

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Location 2 | Carlsburn, Greenock
cgi example of design potential



Location 3 | Custom House, Greenock
waterfront Georgian Building for office space



Location 4 | Inchgreen Port and James Watt Dock



Is your business ready for expansion? think Inverclyde



Location 1 Kelburn, Port Glasgow

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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 : 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.

Our site at 6.45 acre (nett) Kelburn site is located just off a roundabout at the waterfront dual carriageway leading to the M8 at the eastern entrance to Port Glasgow and has clear open views over the estuary of the River Clyde. Travel from the site to Glasgow International Airport is only 15 minutes, with Glasgow city centre and its International Technology and Renewable Energy Zone (ITREZ) only 10 minutes beyond. For those watching their carbon footprint, the site lies next to Woodhall railway station providing direct, easy access to Glasgow Central to the east and Gourrock to the west.

Location 1 Kelburn, Port Glasgow



Key features of the 6.45 acre site :

- Riverside Inverclyde has invested in major site infrastructure, including a new access road and site platforming works;
- The first phase of speculative building construction with flexible lease arrangements is due to commence in spring 2013 and will provide a total of 40,000 sq feet on 3.63 acres; and
- Further availability of an additional 2.82 acres of serviced development land is also available for bespoke design and build opportunities.



aerial view of site prior to remediation and land readying



westward view of Plot One

Front Cover : eastward view of adjacent Plot 2

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.