

Inverclyde is emerging as a location for renewables businesses looking to expand



Top facilities

Inverclyde, on banks of the the River Clyde and including the towns of Greenock and Port Glasgow, is well-suited to encourage the location of offshore renewable energy companies as a key west of Scotland hub. Already companies such as 2020 Renewables and Jenda Energy have headquartered there. Inverclyde boasts excellent port, land and office facilities; an adaptable workforce with the technical, professional and artisan skills of the legacy shipbuilding and IT industries that made Inverclyde the export capital of Scotland; easy access to the west coast Scottish

Territorial Waters marine energy locations via well-connected ports and nearby airports; superb infrastructure; plus it is only 20 minutes drive from Glasgow International Airport.

Riverside Inverclyde (ri) is an Urban Regeneration Company driving the delivery of a focused, integrated regeneration programme for Inverclyde, on the Clyde Estuary 25 miles west of Glasgow. A joint initiative between the Scottish Government, Inverclyde Council, Scottish Enterprise and the private sector, including Clydeport, ri aims to dramatically reshape the environmen-

tal and economic future of Inverclyde's waterfront.

Recent announcements of key offshore wind renewables companies setting up R&D facilities in Glasgow are providing a direct focus on associated opportunities in the west of Scotland. Inverclyde is ideally placed to support this by offering top-notch facilities, highly competitive rates and flexible deals.

Inverclyde's renewable energy locations are all contained within the arterial A8 dual carriageway, on or immediately opposite the waterfront. At the east entrance to Port Glasgow, adjacent to the M8 motorway is the 30,000m², platformed land development of Kelburn intended for light industrial usage, less than a mile away from Ferguson's Shipbuilding and Fabrication Yard, who have already delivered a large carousel barge for deepwater cable laying to the sector. Construction work will begin at Kelburn in November this year in a Phase I speculative build of four separate sub-dividable units, suitable for manufacturing or assembly, with a gross internal ground floor area of 41,000ft².

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LEFT: Inverclyde waterfront

Two miles further west is Clydeport's Inchgreen port, yard and dry dock facility. Currently standing at 200,000m² there is potential to double the size of this facility up to 400,000m². Inchgreen's current features include a 420m quay-side, a 95m x 60m hard standing area, minimum water depth of 8.2m, a 100m x 80m reinforced module mat and a 305m x 47m dry dock, with crane.

Less than a quarter of a mile away is Riverside Business Park's new 1,922m² Grade A office space of Clyde View, home to 2020 Renewables and Jenda Energy. Clyde View has variable suite sizes that can be adapted for all needs



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 ABOVE: Work is underway at Kelburn BELOW: Map of the waterfront

and is designed for multi occupancy. Land adjacent is under development to provide a second office building of comparative size.

Between Clyde View and Greenock Ocean Terminal is the 14,000m² Cartsdyke/Cartsburn site, platformed and readied for office build. This is ideal for a bespoke regional office development. All locations are on a dual carriageway and within a five minute walk of a railway station with frequent services to Glasgow.

There is a thriving Inverclyde Renewables Alliance Group, with a breadth and depth of experience including Scottish Enterprise, Clydeport, Inverclyde Council, Mainstream Renewable Power, Ferguson's Shipbuilders, Jenda Energy, 2020 Renewables, James Watt College, Turbo Renewables and JLES, all working with Riverside Inverclyde in developing and positioning Inverclyde as an advantageous West of Scotland location for offshore renewables.

Inverclyde is a Regional Selective Assistance Grant designated area. Riverside Inverclyde's URC status brings flexibility and potential cost advantages to mobile investors, providing a more cost-effective alternative to a city centre location.

Whether in manufacturing operations/maintenance for offshore wind, wave and tidal manufacturing or sub-assembly, consultancy, regional office, or Applied R&D and testing capabilities for marine renewables, Inverclyde can meet investors' needs.

Glasgow and the Clyde Estuary's support and drive for exploiting Scotland's offshore renewables potential is firmly established. This is particularly evident with key 2011 announcements



that include the new International Technology and Renewable Energy Zone in Glasgow, Scotland's R&D capital for marine energy, and major jobs announcements from both Doosan Babcock and Steel Engineering at Westway, halfway between Inverclyde and Glasgow city centre. Major companies such as SSE Renewables, Scottish Power Iberdrola and Mainstream Renewable Power are located in Glasgow and the synergies between there, Westway and Inverclyde are providing a strong West of Scotland focal point for marine energy.

Companies investing in Inverclyde will be coming to an area that is transforming itself and is looking positively to the future as Riverside Inverclyde advances its ambitious plans for the regeneration of the waterfront, with work underway across seven key sites, including at Kelburn and Cartsdyke.

While Clyde View's two-storey building is the keystone attraction of Riverside Business Park, a new nursery-build completed in February this year is already fully operational. Sitting next to Clyde View is the Ladyburn Business Centre, a carefully restored former school building offering a combination of offices geared towards community based enterprise and studios suitable for use by artists. The building also has a gallery and exhibition space which is

used to spotlight the work of local and national talent.

Meanwhile in the town centres of Gourock, Greenock and Port Glasgow a series of environmental improvements and public realm works funded by the Scottish Government from its Town Centre Regeneration Fund have been undertaken, designed to positively change the image of these centres and attract footloose economic and residential investment. A £10million arts theatre is also under construction at the East India Harbour and will be operational by mid 2012.

However, the most ambitious physical regeneration project is the comprehensive £180million, 12 year redevelopment of historic James Watt Dock which will see the creation of outstanding commercial, marina and leisure facilities set alongside modern residential and retail space. The redevelopment of the 107 acre dock being carried out in a partnership with Peel Holdings is one of the largest-ever individual regeneration projects seen in Scotland. When complete, some 145,600ft² of commercial space will have been created, alongside 45,000ft² of retail space and homes for 3,200 people. ■

Riverside Inverclyde's Renewables brochure can be downloaded at www.riversideinverclyde.com or contact Neil Lochiel on 01475 755080.