connected Inverclyde

West of Scotland Hub - Greenock & Port Glasgow, Inverclyde. Ports, Infrastructure & Connectivity
We offer:

- 125,000 m² existing port site
- High quality new industrial units from 103 sq m to 1,394 sq m are available now
- Sites readied for bespoke office and industrial development options
- Grade A office suites
- High quality, refurbished office premises in prestigious Georgian waterfront building
- Very competitive rates and flexible options available
- All locations on waterfront dual carriageway
- Excellent road, motorway, rail and air connectivity
- 20 minutes from Glasgow International Airport
Inverclyde is ready for you now

Are you looking for......

- A deep water port? Manufacturing and assembly facilities? Skilled workforce?
- Dry docks, harbours and quaysides for testing your Wave or Tidal device or components?
- A bespoke regional HQ building at a waterfront dual carriageway?
- Either bespoke or new build light industrial units, only 15 minutes from Glasgow International Airport?
- A cost effective presence in Scotland for your professionals in our Grade A office suites - from 2 to 200 people?
- Very competitively priced premises?

And with great air, rail, road and sea connectivity? Then read on......

Inverclyde - an area of strong marine engineering, IT and manufacturing skills - has the ports, infrastructure, connectivity, skills and facilities to be your strategic West of Scotland hub location.


Amongst those within a 20 minute radius we have Steel Engineering, ANDRITZ HYDRO Hammerfest, Doosan Babcock and Maritime Craft Services.

And only 30 minutes away, in Glasgow City Centre, is the International Technology & Renewable Energy Zone (ITREZ) - a global research and development hub, bringing business and academia together. Glasgow has seen an enormous growth in recent years in energy supply chain companies and developers.

With Glasgow International Airport only 15-20 minutes’ drive away, now is the time for you to come and take advantage of our cost competitive quality facilities............Come and join us in Inverclyde!

Inverclyde is one of Scotland’s 32 unitary authorities and includes the waterfront district towns of Port Glasgow, Greenock and Gourock, plus Kilmacolm, Wemyss Bay and Inverkip.
INVERCLYDE has officially signed up to the giant £1 billion ‘city deal’ scheme which will deliver key local projects and 1,500 jobs for the area.

INVERCLYDE has officially signed up to the giant £1 billion ‘city deal’ scheme which will deliver key local projects and 1,500 jobs for the area. Council leader Stephen McCabe put pen to paper on an agreement with both the UK and Scottish governments and seven other partner local authorities. Under the initiative, three infrastructure developments will take place in the district.

Greenock Ocean Terminal will be expanded at a cost of £14.2 million, a £9.4m renewables hub will be established at Inchgreen drydock and road improvements worth £3.8 million will take place on the A78 at Inverkip to pave the way for redevelopment of the former power station site.

The UK and Scottish governments will each give the city region £500 million in grant funding, and the local authorities will pump in a further £130m.

Published in the Greenock Telegraph: 22 Aug 2014

New Ferguson’s owner plans to invest up to £60m

THE new owner of Ferguson’s has revealed exciting plans to invest up to £60 million at the yard and create at least 300 jobs.

Billionaire businessman Jim McColl said there is great potential for designing a new breed of ships and revealed that he also planned to create ‘an apprentice academy’.

He said: “We expect a healthy demand for ships because of tightening environmental regulations.

“We plan to invest £7m to £8m initially, but, theoretically, that could go up to £50m or £60m if the need is there.”

“The yard has already been re-named Ferguson Marine Engineering Ltd. to recognise the wider variety of work it will do”

Published in the Greenock Telegraph: 12 Sep 2014
Inverclyde has everything you need to enjoy affordable waterfront living.

With its first class leisure and fitness facilities, outdoor activities, marinas, heated outdoor pool and phenomenal views, Inverclyde has something for everybody.

Inverclyde Council has made an enormous investment in new schools, delivering arguably the finest school estate in the country - with results to match.

Inverclyde is not only ready for you…it’s ready for your family.
“As Chair of Riverside Inverclyde and Managing Director of Texas Instruments Inc. in Greenock, I’m able to confidently state that with Inverclyde’s prime location and facilities; its ports, infrastructure and connectivity; its public sector partnership working; and the emerging diversification and strength of its private sector, we have the right proposition for your company’s presence in Inverclyde.

Riverside Inverclyde (ri) is an Urban Regeneration Company set up as a partnership between Inverclyde Council, Scottish Enterprise and the private sector, including Clydeport (a wholly-owned subsidiary of Peel Holdings). The partnership has the full support of the Scottish Government and has been designed to secure and enhance the long-term economic growth and prosperity of the Inverclyde area.

Inverclyde’s history of shipbuilding, engineering and technology, (predominantly in the towns of Greenock and Port Glasgow) allied to Riverside Inverclyde’s successful strategic regeneration vision for the area, gives us a ready made advantage to provide the right environment, facilities and skills to facilitate your company’s ambition, as it has for Texas Instruments.

I look forward to you getting in touch with our dynamic team at Riverside Inverclyde to determine what options may be available for your company setting up in Inverclyde. You will encounter the vision, innovation, client care and quality of service that already distinguishes us.”

“We look forward to working with you.”

To contact Riverside Inverclyde, please call Neil Lochiel on +44 (0)1475 755080 or visit www.riversideinverclyde.com
“Inverclyde has enormous potential to play a pivotal role in key growth sectors, such as the renewable energy industry, not just in Scotland but in Europe and perhaps the world.

We have a long and proud history as an important shipbuilding and marine engineering area and I am confident we can look forward to a similarly prosperous and vibrant future, whether that be in renewables, engineering, finance and business services or in the diversification that new businesses coming to the area can generate.

The Inverclyde Economic Development & Regeneration Single Operating Plan 2014-2017 between Inverclyde Council and Riverside Inverclyde includes three priorities that will dovetail with your company’s requirements and ambitions: to create, attract and safeguard more and better jobs, with an emphasis on private sector jobs; grow and diversify our business base; and increase capacity to accommodate private sector jobs.

Geographically, Inverclyde is perfectly placed to service and support industry and has a skilled workforce waiting in the wings to take up the challenge.”

“Aubrey Fawcett
Corporate Director
Environment, Regeneration and Resources
Inverclyde Council

“We welcome you all.”
Inchgreen
ideal for manufacturing and testing

As well as the dry dock and the details below, this port has opportunity for land expansion and is adjacent to the main A8/M8 route to Glasgow's airport and city centre, with linked onward motorway and main connections to all other parts of Scotland. Inchgreen is immediately opposite Bogston railway station, with its frequent services to Glasgow Central Station and its extensive rail network beyond.

**Inchgreen summary detail:**
- Covers 31 acres (125,000 sq m)
- Potential to expend to 50 acres (202,000 sq m)

**Principal areas**
- Dry Dock: 304.8m x 47.5m
- Water depth over keel blocks: 13.7m
- Quayside: 390m long
- Reinforced Module Mat: 100m x 80m
- Hard Standing Area: 60m x 95m

**Water at Quay**
- Min depth at waterfront (low tide): 7.5m
- Capable of being dredged to: 9m
- Max depth at waterfront (high tide): 11.3m
- Distance to open water: 8 km
- Min water depth in channel to open water: 8m

**Services/facilities**
Gate winch; capstans; equilibrium filling valves; dewatering pumps; drainage pumps; ballast pumps; high pressure booster pump; pumphouse drainage pump; lead-in winches; dock sewage ejector; cranie.
Greenock Ocean Terminal
from containers to cruise liners

The Ocean Terminal is only 2 miles down river of Inchgreen Yard. It has immediate access to the A8/M8 network, is located only yards from Greenock Town Centre and is in walking distance to both Greenock Central and Greenock West railway stations. It benefits from the same transport links as Inchgreen Yard to Glasgow and beyond via road and rail. Greenock Ocean Terminal serves not only Scotland but also northern and central England. A sheltered, deep water port, it has purpose-built container facilities and is the main west coast container port for Glasgow and surrounding areas. Daily feeder services connect with deep-sea services in Southampton, Liverpool, Belfast, Dublin, Bilbao, Antwerp and LeHavre. It also plays host to over 50 cruise liners annually.

**Greenock Ocean Terminal summary detail:**
Total area of the site is approx 40 acres with 25,000 sq m of quality modern warehousing

**Facilities**
- Quay length currently 376m (with plans to extend)
- Water maintenance depth 12.6m
- Container, general cargo & cruise facilities
- 3 quayside cranes
- Large selection of forklifts and handling equipment.
- Purpose built container facility
- Short/long-term container storage
- Short/long-term warehouse storage
- Feeder service and Forest product handling

**Services**
- Stevedoring, discharge, loading & storage
- Stuffing/unstuffing of containers on site
- Road haulage
- HM Custom clearance
- Pilotage
- Ships agency
- Container repairs
2020 Renewables is a new, dynamic consultancy based in Greenock

Alan Baker, Managing Director of 2020 Renewables and former CEO of Airtricity Scotland has certainly found Inverclyde to be the right location for setting up, and since expanding, a new company.

“Locating ourselves in Inverclyde we have good quality office accommodation that allowed us to expand the business; good access to quality staff who have the ability to train in the local college and, working with the skilled team that we have, they can have very successful careers in the renewables sector.

We are an expanding business – we have projects from South Ayrshire to the Highlands and to the Islands of Scotland, and with Glasgow Airport very close to us, it gives us the opportunity to encourage international investment”.

2020 Renewables is a new, dynamic consultancy based in Greenock, Inverclyde. The business was established in 2010 and specialises in developing, constructing and operating onshore renewable projects.

2020 Renewables lease offices in Clyde View, part of Riverside Business Park (created by Riverside Inverclyde).
The names of Inverclyde’s largest towns of Greenock and Port Glasgow are synonymous with a proud shipbuilding, engineering, manufacturing and IT heritage and a workforce that is readily adaptable to the opportunities arising from the onshore and offshore renewables, marine engineering and other growth industry sectors.
Two miles further west is the Inchgreen port, yard and dry dock facility (see page 8), less than a quarter of a mile away from Riverside Business Park, home to companies such as 2020 Renewables and Jenda Energy. Less than a mile away is Cartsburn (see page 15), platformed for office development and ideal for a regional HQ bespoke development. Between Cartsburn and Greenock Ocean Terminal (see page 9) is the prestigious 19th century Custom House (see page 16), newly refurbished for office space. Running parallel to all of those locations and the A8 is the main railway line to Glasgow Central Station, with convenient stations for each of our locations.

Infrastructure

Inverclyde’s renewable energy locations are contained within a 4.5 mile stretch of waterfront, all alongside the arterial A8 road.

At the east entrance to Port Glasgow, adjacent to the M8 motorway and 15 minutes from Glasgow International Airport is the 30,000 sq m platformed land development of Kelburn (see page 14) readied for industrial usage and less than a mile away from Ferguson’s shipbuilding and marine engineering fabrication yard.
Connectivity

On the banks of the River Clyde, Inverclyde (featuring key industrial and commercial premises in Greenock and Port Glasgow) is only 16 miles from Glasgow International Airport via the M8 motorway link, and is an ideal location for national and international companies alike.

**BY ROAD**
- Centre of Inverclyde to...:
  - Glasgow International Airport: 16 miles via A8/M8
  - Glasgow city centre: 24 miles via A8/M8
  - Glasgow Prestwick Airport: 41 miles via A78
  - Hunterston: 20 miles via A78
  - Methil: 91 miles
  - Dundee: 71 miles
  - Aberdeen: 169 miles

**BY RAIL**
- Running parallel to the arterial A8 dual carriageway, there are 5 railway stations (Woodhall, Port Glasgow, Bogston, Cartsdyke, Greenock Central) adjacent to our key featured locations.

**BY AIR**
- **Glasgow International Airport** has flights to approximately 100 destinations, including New York, Philadelphia, Dubai, Toronto, Nova Scotia, Vancouver, Amsterdam, Berlin, Düsseldorf, Paris, Geneva, Turin, Naples, Warsaw, Cyprus and multiple daily connection flights to all London airports, Birmingham, Manchester, Bristol, Belfast, Dublin and Cork; and to the Scottish islands and peninsulas such as Islay, Tiree, Orkney, Shetland, Lewis and Campbeltown.

- **Glasgow Prestwick Airport’s** direct flight routes include Rome and Barcelona.
Sites

Kelburn, Port Glasgow
ideal for light industrial use with great connectivity

At Kelburn in Port Glasgow, on the eastern edge of Inverclyde, Riverside Inverclyde has developed a new 6.45 acre business park, featuring 4 speculative build, high quality industrial units, available from 1,100 sq ft to 15,000 sq ft over 3.63 acres of the site, with the remaining 2.82 acres available for bespoke build.

The business park is located only 15 minutes from Glasgow International Airport to the east, and 5 minutes to Greenock Ocean Terminal to the west; and is bordered on one side by the A8 Dual Carriageway, and on the other by the Glasgow to Gourock main railway line, with a station adjacent to the site.
Cartsburn, Greenock
ideal for your regional office or HQ

Our prominent 3.7 acre development site at Cartsburn is ideal for a regional HQ or smaller office presence for your company, 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. For those watching their carbon footprint, the site lies only a 7-8 minute walk from Greenock Central Station, with 3 trains an hour to Glasgow Central to the east and Gourock to the west. The site is situated beside major international companies such as Royal Bank of Scotland, EE and Cigna and is bordered by 2 hotels.

Key features of the site:
- Riverside Inverclyde has invested in major site infrastructure, including remediation, drainage connections and a new dedicated site entrance;
- It can accommodate up to 70,000 square feet of office development including extensive dedicated car parking;
- Availability of the accommodation is 18-24 months;
- £16.50 per square foot with a 10 year lease; and
- Customised design/build ownership or lease options available.
This spectacular Grade A listed building on Greenock’s central waterfront, only 400 yards from Greenock Ocean Terminal, has been extensively refurbished by Riverside Inverclyde. 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.

Major refurbishment works have been carried out, already attracting Toshiba Global Commerce Solutions as an early tenant. 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 few minutes’ walk from Greenock town centre.
Sites

Riverside Business Park
Office Facilities

The 8.6 acres of Riverside Business Park exemplifies the success of Riverside Inverclyde. On what until recently was a derelict site on the arterial A8 through Greenock, Riverside Business Park is now a thriving community supporting almost 600 jobs its Clyde View, Ben Lomond View, Ladyburn Business Centre, Nursery and Café premises.

The diverse range of companies includes 2020 Renewables, Jenda Energy, Cigna, Lenovo, Goltens, Devlin Corporation, Toitec, SKV, Wise Group, a range of social enterprise companies and SMEs.

Victoria House
Business Centre

Victoria House comprises a total of 21 offices and 9 workshops and is located on the A8 riverside dual carriageway in central Greenock opposite The Harbours, and only 5 minutes’ walk from Greenock Central Station, the Beacon Arts Centre, and Custom House.

The workspaces are ideal for SME’s or satellite branch offices. The provision at Victoria House is furnished, serviced accommodation with private parking on flexible lease terms.

Scarlow House
Business Centre

Situated in Port Glasgow town centre, the refurbished Scarlow House provides seven offices ranging from 102 to 348 square feet, ideal for business start-ups.

The accommodation is provided on a semi-serviced basis and has a dedicated parking area.

This building officially opened in January 2015, with a dental practice secured as a long-term anchor tenant utilising approximately half of the building.
Sites

Lynedoch industrial estate

A combination of stand-alone and terraced units from 1,600 to 15,000 square feet, located approximately one mile south of Greenock town centre, but only a short distance from the A8. Minimum eaves’ height is 4.3 metres. All units within this secure estate comprise office, toilets and workshop accommodation, a number of which have been comprehensively refurbished.

Drumfrochar industrial estate

This estate, located off the Drumfrocher Road main thoroughfare, half a mile from Lynedoch, comprises a single terrace of 12 units, and two yards - ranging in space from 900 to 5,380 square feet. Eaves’ height is 4.8 metres. All units recently re-roofed and feature modern cladding. The estate also benefits from generous on-site parking.
Sites

Sugar Sheds and James Watt Dock

Enquiries are welcome for use of space at both the Sugar Sheds and the larger James Watt Dock area, which is adjacent to the Inchgreen port and the A8 dual carriageway. This area is a joint venture between Riverside Inverclyde and Peel Holdings - James Watt Dock LLP - and is home to James Watt Dock Marina, which hosted the Tall Ships event in 2011.
INVERCLYDE COUNCIL SUPPORT

Through the provision of its business grants and loans scheme, Inverclyde Council aims to support small to medium enterprises in the area to develop and grow their operations through investment and training. The aim is to encourage these businesses to consider the introduction of innovative projects and processes which will enable their business to raise its level of competitiveness and efficiency. The portfolio of available support includes: Business Training Support; Property Assistance Scheme; Small Business Assistance Grant; Small Business Loan Scheme; West of Scotland Loan Fund Ltd.

Additional support is available from partners at Business Gateway offering specialist support for companies with growth aspirations, and at The Trust whose employer engagement team offers a free recruitment service and recruitment incentives expertise.

For all enquiries regarding any of the business grants and loans, or support, please contact Economic Development. Telephone: +44 (0)1475 715555 Email: eds.enquiries@inverclyde.gov.uk

REGIONAL SELECTIVE ASSISTANCE (RSA)

RSA is the main investment grant scheme for businesses in designated areas of Scotland (‘assisted’ areas) and Inverclyde is within such a designation.

FOR LARGE BUSINESS up to 10% potentially available
FOR MEDIUM BUSINESS up to 20% potentially available
FOR SMALL BUSINESS up to 30% potentially available

Businesses, whether Scottish owned or headquartered outside Scotland can apply.

For all enquiries related to this brochure, please call Riverside Inverclyde on +44 (0)1475 755080 or visit www.riversideinverclyde.com