

## 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 1 | Kelburn, Port Glasgow - 6.45 acre site readied for light industrial use



Location 3 | Custom House, Greenock - waterfront Georgian building being refurbished for office space



Location 4 | Inchgreen Port and James Watt Dock



# Is your business ready for expansion? think Inverclyde



## Location 2 Cartsburn, Greenock

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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 (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.

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 5 minutes' 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.

## Location 2 Cartsburn, Greenock



### 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.



alternative cgi example of design potential



aerial view of the site

Front Cover : cgi example of design potential

### 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.