



A Warm Welcome



inverclyde
right for your business

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Welcome to Inverclyde



Dr Gerry McCarthy is Chair of Riverside Inverclyde



Aubrey Fawcett is Chief Executive of Inverclyde Council

“ We’d like to offer you the warmest of welcomes to Inverclyde.

An area of unrivalled natural beauty on the broad coastal reaches of the River Clyde, it is also a vibrant hub for businesses.

In 2014, Riverside Inverclyde (ri) and Inverclyde Council embarked on an innovative three-year Single Operating Plan, supported by Scottish Enterprise and the Scottish Government.

This partnership has been designed to secure and enhance the long-term economic growth and prosperity of Inverclyde.

Our first two years met with notable success – so much so, this plan has been extended to 2019.

In the following pages you will discover how our strategic regeneration strategy can help forward-thinking companies just like yours.

We will reveal how Riverside Inverclyde and Inverclyde Council will work with you to ensure Inverclyde is right for your business.

We offer the perfect business location while targeting your growth sectors and markets.

Vision, innovation and dynamism are at the heart of Inverclyde – and we’re here to share them with you. ”

Dr Gerry McCarthy and Aubrey Fawcett

HISTORIC: The magnificent Endeavour sculpture by Malcolm Robertson celebrates Inverclyde’s proud shipbuilding heritage. Your company can be part of its ambitious future.

Top Choices

6 Reasons to Invest in Inverclyde



ENJOY AN IDEAL LOCATION

Be at the heart of business and leisure: Inverclyde provides fantastic transport links to Glasgow city centre, Glasgow International Airport and Greenock Ocean Terminal. Greenock has been voted by HBOS Glasgow's 'most affordable commuter town'. We're also the gateway to the wonderful natural beauty of Argyll and The Trossachs.



SAVE ON PROPERTY COSTS

Office and industrial space is available to lease in Inverclyde from only £4-15 per sq ft – now that's a 60% saving on your average city centre prices! Business rates, too, are just a quarter of city centre rates. This means substantial operational savings that you can reinvest straight back into your business.



ACCESS A SKILLED WORKFORCE

Inverclyde is a renowned recruitment hub with direct access right across west and central Scotland to a talented workforce with a wealth and variety of skills. Being based in Inverclyde means you can meet all of your recruitment needs, from sourcing new staff and senior managers to accessing modern apprenticeship opportunities.



MAKE YOURSELF AT HOME

Inverclyde boasts one of the most modern, high-quality and affordable housing stocks in the whole of the UK. Whatever your needs, we can provide a range of home options thanks to our ongoing programme of new residential and social housing developments right across Inverclyde.



ENJOY THE BEST EDUCATION

You, your family and your business can all benefit from Inverclyde Council's £270 million investment to develop outstanding educational facilities for future generations. Inverclyde also offers further and higher education opportunities at Greenock's West College Scotland campus and nearby University of the West of Scotland.



MIX BUSINESS AND PLEASURE

Inverclyde attracts more than 575,000 visitors every year – 100,000 from cruise liners. As well as enjoying spectacular scenery, superb sporting and leisure facilities and a variety of fun family events throughout the year, visitors and residents can get first-hand experience of boats, thanks to the P1 Scottish Grand Prix of the Sea and Scotland's Boat Show.

Inverclyde

The Home Of Opportunities



ROOM TO GROW: Inverclyde welcomes new businesses of all sizes.

Home to a wide variety of established businesses, Inverclyde welcomes new companies to become part of our successful community.

Riverside Inverclyde (ri) has investment opportunities for new and growing organisations, large and small, all of whom benefit from access to a wide range of modern offices and industrial premises.

The area is firmly established as a hub of business activity thanks to the work of ri. Established to facilitate regeneration all across Inverclyde, ri works in partnership with Inverclyde Council, Scottish Enterprise and the Scottish Government and, to date, has driven forward £70 million worth of investment.

Inverclyde is also included in the Glasgow and Clyde Valley City Deal, with a further £86 million proposed further investment planned within the area.

Right now it is also advancing a series of exciting regeneration projects, predominantly on a 6.5-mile stretch of waterfront at Gourock, Greenock and Port Glasgow – towns that are recognised globally for their strengths in shipbuilding, engineering, manufacturing and IT.

As well as having such a high level of sustained investment, and proven infrastructure, Inverclyde knows connectivity is vital.

That's why being located only 30 minutes by car or public transport from Glasgow's city centre – Scotland's largest business and commercial hub – and connected to the national road, ferry, ocean, cycle and rail networks, makes Inverclyde the ideal investment area.

Businesses can also gain a competitive advantage from substantial rent and rate savings, as well as harnessing the talents and skillsets of a local workforce.

And did we mention Inverclyde has a support team on hand to assist your business migration and ensure this transition is hassle-free and seamless?

This is an exciting time not only for Inverclyders but also for companies such as your own looking to invest and grow in the home of opportunities ... a place that is right for your business!



PARK LIFE: Kelburn Business Park offers a total of 41,983 sq ft of new build industrial and business accommodation.

Unlock Success With Our Key Growth Sectors



MARITIME & ENGINEERING

Scotland is world-renowned for its engineering heritage and Inverclyde hosts a formidable force in shipbuilding on the Clyde in Ferguson Marine Engineering. We continue to grow the maritime sector within Inverclyde, maximising the advantages of our proximity to the water and outstanding port and industrial facilities.



NEW TECHNOLOGY

Our proven expertise in hosting businesses that are at the forefront of promoting new technology makes Inverclyde a top choice for manufacturing companies producing and exporting globally. They recognise that our highly sought after workforce is the key to evolving the business of technology innovation.



CUSTOMER CARE

Successful businesses know that their customers must always come first, which is why they choose Inverclyde. Many companies – including RBS, Cigna, IBM and Concentrix – have already chosen to locate their customer call and contact centres here, channelling the talents of our highly skilled local workforce.



FOOD AND DRINK

Hungry for growth and expansion? Inverclyde is home to food and drink manufacturers who enjoy an environment of targeted growth to increase productivity. With the Greenock Ocean Terminal in close proximity, import and export opportunities can be maximised from having a strategic hub in Inverclyde.



RENEWABLE ENERGY

Inverclyde is home to a range of supply companies within the renewable energy sector and is proactively targeting future growth, thanks to outstanding port and water facilities. When it comes to positive energy in renewables, Inverclyde is ideally placed to act as a strategic hub for offshore and onshore projects.



LIFE SCIENCES

The Life Sciences Scotland Industry Leadership Group estimate life sciences in Scotland will be worth £8 billion a year by 2025. Inverclyde is well placed to support this growth. With Glasgow University's Research and Development hubs and Irvine Bay Life Sciences Park within easy reach, diversification into new sectors will see businesses flourish.

Inverclyde

Where The Choice Is Yours

ART AT HEART: Oak Tree Nymph – Egeria is a sculpture in Greenock created by artist Andy Scott.

Choosing where you base your business is an incredibly important step forward for a company. The right environment will allow employees to feel comfortable and focused – it will also nurture their talents and, ultimately, help grow your business.

Thankfully, this is where Inverclyde really does offer a unique advantage.

Our brand new industrial sites and pristine premises maximise operational efficiencies for all sectors.

Typically, office space here in Inverclyde is available from £4–£15 per sq ft*.

That's around 60% less than average city centre rentals, rewarding your business with substantial operational savings – and, depending on the length of lease you need, rents can be negotiable.

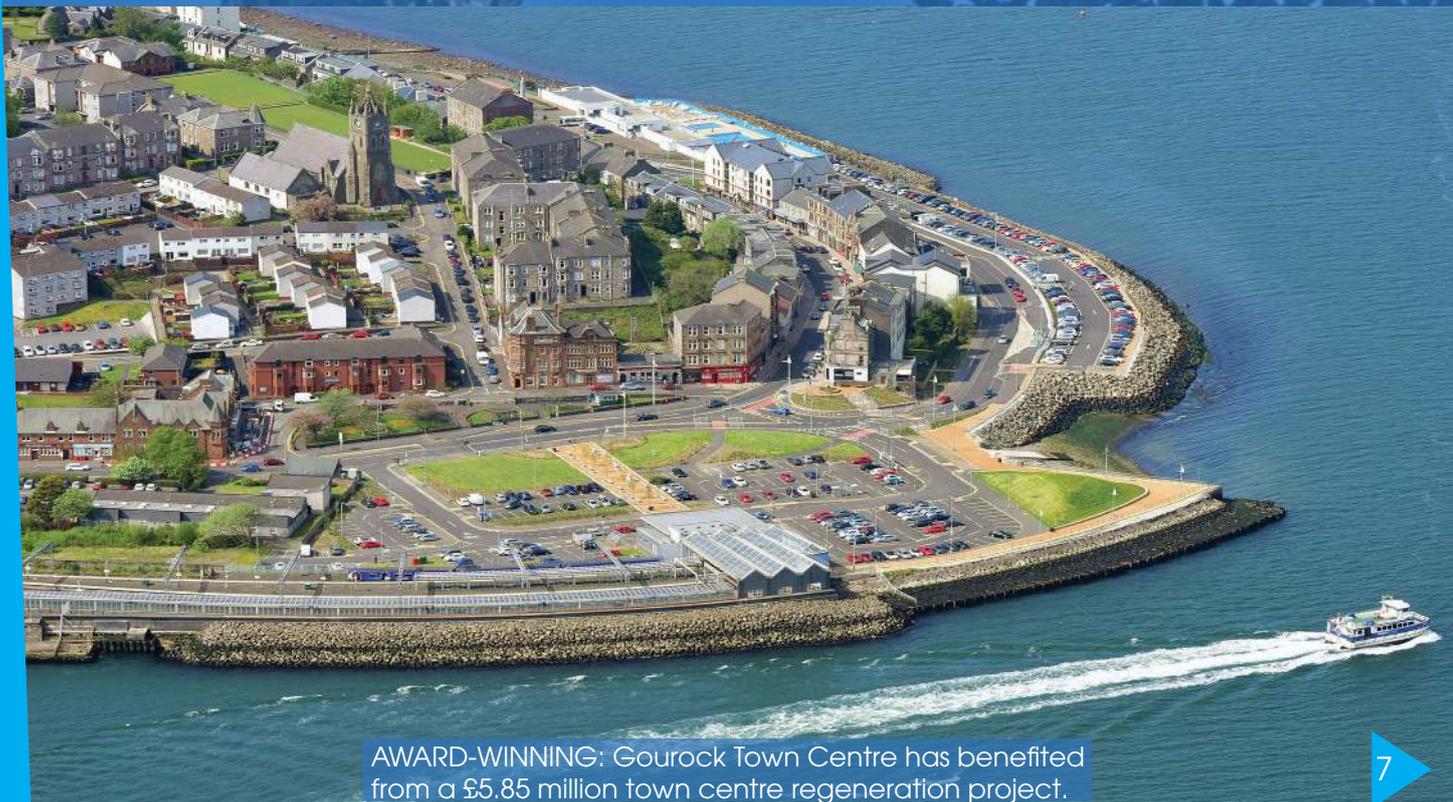
**CoStar UK Limited - December 2016*

ri also offers grant support with partners Scottish Enterprise through a range of grant schemes and Tier 2 Regional Selective Assistance support potential.

Your business will benefit from outstanding quality as all new build, refurbished and land developments undertaken and managed by ri are to the highest possible standards.

But don't just take our word for it. These standards were independently recognised in 2016, with Gourock's town centre development winning Best Regeneration Project at the Herald Property Awards for Scotland.

This same project was also awarded a Commendation from the Saltire Society Awards and was runner-up in Scotland's Most Improved Town at the SURF Community Regeneration Awards in December 2016.



AWARD-WINNING: Gourock Town Centre has benefited from a £5.85 million town centre regeneration project.

Get Yourself Connected

Thanks to major investment in transport links, Inverclyde offers outstanding connectivity for your employees and customers – boosting economic prosperity and employment.



ROAD/CAR

Glasgow city centre can be reached in just 30 minutes by car from Inverclyde. The £445 million completion of the M74 upgrade, meanwhile, allows quicker access to Edinburgh and other major towns and cities.



TRAIN

With 14 stations and a well-served rail network that's benefitted from recent investment, such as the £5.85 million upgrade of Gourock railway station and the refurbishment of Wemyss Bay station, you're on the right track.



AIR

A 20-minute drive to Glasgow Airport means easy access to international air routes and 60 daily flights to London. Edinburgh and Prestwick airports can be reached in little over an hour, giving access to more than 130 UK and international destinations.



CYCLE

Inverclyde is part of the national cycle network, which means two-wheeled freedom to enjoy miles of picturesque and safe cycle paths. The beautiful coast-to-coast Route 75 connects Portavadie with Edinburgh via the ferry to Gourock.



BUS

Hassle-free commuting and city hopping is easy as Inverclyde is accessible by a number of national bus routes. These form reliable transport links that reach all across Ayrshire, Dunbartonshire, Renfrewshire and Glasgow.



SEA

Greenock Ocean Terminal attracts more than 100,000 visitors annually through a network of cruise liners. The terminal is well serviced to support exporting and importing opportunities for your business, with direct daily feeder services to Europe.

You'll have to go some way to find a better connected region than Inverclyde!



FAMOUS WALKS: The beautiful Esplanade in Greenock is a sweeping 1.6km riverside walk, popular to tourists and locals.



World Class Support For Your Workforce

CLASS ACT: The new Port Glasgow School Campus is just one of the excellent education facilities in Inverclyde

Every successful business depends, above all, on a talented and dedicated workforce.

Companies who choose Inverclyde are operating in the West of Scotland's industrial heartland – meaning they have direct access to a large and well qualified workforce.

Inverclyde and the neighbouring communities of Glasgow, Argyll, Renfrewshire, Dunbartonshire and Ayrshire provide a wealth of skills to meet recruitment needs.

In April 2016, of the 3439 people in Inverclyde aged 16 to 19, 91.2% were in learning, training or work. Of the 724 young people leaving school in 2015, 94% were reported in a positive destination – that's 2% ahead of the Scottish average.*

**Skills Development Scotland Statistics, June 2016*

Such great statistics should come as no surprise to Inverclyde's forward-thinking businesses.

After all, this area boasts outstanding educational facilities, with over £270 million invested by Inverclyde Council in the school estates programme, offering unparalleled opportunities for pupils.

There are also further education opportunities for your employees through the West College Scotland and Higher Education opportunities at the University of the West of Scotland, just a 15-minutes drive away in neighbouring Paisley.

West College Scotland, meanwhile, has signaled big ambitions for its Greenock Campus by submitting a proposal to the Scottish Funding Council for significant investment in the redevelopment of its Finnart Street HQ.

The aim is to deliver an outstanding learning environment for the 21st Century.

World-class education, modern apprenticeships, opportunities for upskilling . . . all of this and more is what makes Inverclyde right for business.



Mission Possible We Can Help You Succeed

SHAPE OF THINGS TO COME: The aptly named Aspiration is Keith McCarter's sculpture at Riverside Business Park.

When moving to your new company HQ, it's good to know help is always at hand. The Employer Engagement Plus Team, located within Inverclyde Community Development Trust, offers a single point of contact for your business.

Its mission is to get to know you and your business requirements – then work hard to help you achieve your goals within your deadlines.

The Trust will help your business access a wide range of services, including up-to-date business advice and guidance to help you succeed.

Its Employer Plus Partnership is made up of a range of public and third sector agencies, working together to provide local businesses with the high level of support that sees business and recruitment needs met quickly and effectively.

The agencies whose skills and knowledge can be tapped into include Jobcentre Plus, Skills Development Scotland, West College Scotland, Inverclyde Community Development Trust, Inverclyde Chamber of Commerce, NHS Greater Glasgow & Clyde, Riverside Inverclyde and Inverclyde Council.

Jobcentre Plus also provides sought-after services such as sector-based work academies. This offers specific training, including work experience and work trials for eligible clients.

It can also offer accommodation solutions to support your recruitment.

Also popular in Inverclyde are the Foundation Apprenticeships delivered in the senior phase of school, in partnership with West College Scotland and local employers.

The first scheme of its kind in Scotland, its frameworks are varied but can include IT Hardware and System support, Business Skills, Children and Young People (nursery or creche) and Financial Services.

The qualifications meet the industry standards and are the equivalent of two Highers (minimum) – they can only be delivered in partnership with employers, with the view to progressing into modern apprenticeships and jobs.



AWARD WINNERS: Ferguson Marine Engineering, SME Employer of the Year at the 2016 Scottish Apprenticeship Awards.

Image courtesy of the Greenock Telegraph



Business At Its Best

BRANCHING OUT: The Enchanted Forest Nursery in Riverside Business Park.

RIGHT FOR ENGINEERING

Union Projects works within the UK construction market. In 2014, the business decided to expand from its existing premises in Edinburgh into Inverclyde.

Having been in business now for four years, it employs more than 50 staff across its various subsidiary companies.

Commercially the move into Inverclyde has helped with Union Project's growth. Managing projects ranging from £50,000 up to £4 million, it has experienced a high level of growth within Inverclyde – securing approximately £2 million of projects throughout the area.

An Inverclyde base also allows Union to service a large area, including its current projects in Livingston, Fife, the Highlands and England.

"Inverclyde is a great place to live and work, with great scenery and open spaces, making it an ideal location to bring a family up. You're away from the hustle of the city centre but in 30 minutes you're back in Glasgow."

"If you show commitment to the area, you will see the benefit of that. As a business we feel really positive about the future – we see ourselves being a long-term partner in the growth of Inverclyde."

**Francis Blyth, Commercial Director
Union Projects**



RIGHT FOR OPPORTUNITIES

Enchanted Forest manages a portfolio of nurseries all across the west coast of Scotland. The number one focus for the business is customer service and looking for opportunities to showcase this.

That's why in 2016 Enchanted Forest diversified into the Food & Drink sector through the acquisition of One Cove Road Bistro in Gourock. Its expertise in customer service has enabled a successful transition.

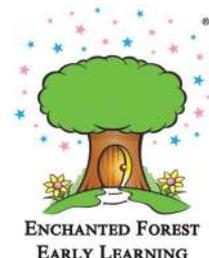
This diversification was enabled by the ability to find outstanding support, opportunities and labour pool available for start-up and smaller businesses across Inverclyde. It has been invaluable to the success of the nursery, the bistro and a clothing line business.

"The personality of Inverclyde is very welcoming and has a wealth of employment opportunities. One of the driving forces for us being in Inverclyde is the labour market, where there are fantastic opportunities to recruit young, qualified people and management."

"We have recruited all of our staff within Inverclyde. It is also an area full of growth."

"For businesses thinking of relocating here, the first thing to do is to come and visit and see Inverclyde for yourselves."

**Mariessa Devlin, Managing Director
One Cove Road and Enchanted Forest Nursery**



Here For You Financial Support & Assistance

RIGHT FOR RETAIL: Gallagher Shopping Park in Port Glasgow.

SCOTTISH ENTERPRISE SUPPORT

Inverclyde is a Tier 2 assisted area for potential support from Scottish Enterprise through its Regional Selective Assistance (RSA) Scheme. This can mean up to 30% support towards your capital expenditure.

RSA is a discretionary grant aimed at encouraging investment and job creation in Scotland. It is available across Scotland and offers awards from £20,000 upwards dependent on scale of project – this tends to be through the number of employees.

Projects normally run over a period of three years and you must be able to invest capital into the project regardless of the RSA funding support.

The amount of grant Scottish Enterprise can offer towards eligible projects depends on a number of factors, including location, size of project, the number of jobs created or safeguarded, and the quality and the type of jobs. RSA is available to limited companies, sole traders or partnerships.

In order to qualify, you must meet all of the scheme criteria. In addition the project must:

- involve an element of capital expenditure
- create or safeguard jobs within your business while not offsetting job losses elsewhere
- be financially viable and mainly funded from the private sector
- demonstrate a need for RSA in order to make it happen

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or Email: andrewb@riversideinverclyde.com

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 that will enable them to raise levels of competitiveness and efficiency.

The portfolio of available support includes Business Training Support, the Property Assistance Scheme, Small Business Assistance Grant, and Small Business Loan Scheme.

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
or Email: eds.enquiries@inverclyde.gov.uk

Valuable Lessons with West College Scotland & EE

ALL ABOARD: Port Glasgow Train Station's murals celebrate its engineering history.

Further education and upskilling can be vital to vibrant and sustainable business growth. Here in Inverclyde companies benefit from access to West College Scotland (WCS), which is boosting its Greenock Campus by submitting a proposal to the Scottish Funding Council for significant new investment.

Every year WCS welcomes more than 4000 students from Inverclyde, studying subjects across its entire curriculum. Around 2500 of these students are aged 16 to 24 and approximately 1000 are studying at a Higher Education Level.

Right now WCS is working in partnership with telecommunications giant EE to deliver a series of 12-month Modern Apprenticeship (MA) programmes at its Greenock contact centre.

This programme offers on-the-job and college learning, a £10,000 starting salary and the chance to start accruing bonuses after successfully completing the probation period.

Last year saw the launch of the second phase of this partnership, with the first intake of MAs already successfully completing the first six months of the programme.

Morag Shields, Senior Lecturer, Professional Development Courses at Paisley Campus, has been working with the apprentices.

She says: "The core of this partnership with EE and West College Scotland is our commitment to training, mentoring and supporting the Modern Apprenticeships to gain positive outcomes for both their qualification and their long term career prospects within EE.

"Working closely with each of the MAs in this fast-paced environment has been a positive experience for the team.

"We have seen steady growth, not just in their EE products and services knowledge but also in terms of their self-confidence, personal development and drive to succeed."

The latest phase saw 13 successful applicants start with EE in November 2016.

The next recruitment campaign is already under way and West College Scotland is keen to work in partnership with new businesses such as yours.





Home Sweet Home High Quality & Affordable Housing

SAFE HAVEN: The Sugar Sheds at James Watt Dock where there are ambitious plans to expand the marina.

Home is where the heart is and Inverclyde has a wide range of accommodation options to fall in love with.

Choose to live on or near the shores of the Clyde and you not only enjoy an unrivalled setting but also real value for money.

This was recognised in 2016 when Inverclyde was announced as Glasgow's most affordable commuter town, based on average earnings.*

In fact, it is on average 24% cheaper than the Scottish average to buy a semi-detached house in Inverclyde.**

Despite being only a 30-minute drive from Glasgow city centre, Inverclyde offers the perfect blend of high quality yet affordable housing, excellent schools, and a welcoming sense of community.

**Source: Bank of Scotland study, 26th September 2016*

***Source: Zoopla, December 2016*

There are a number of new developments across Inverclyde that will be on the market in 2017, as well as various new sites identified for building, including Inverkip which will benefit from the £86 million Glasgow City Region investment into Inverclyde.

Social Housing has also undergone a massive new build programme in Inverclyde, with a wide choice of housing associations available to offer your employees modern and affordable housing options.

Inverclyde Council has also released serviced plots of land in Kilmacolm for individual housing development, offering fantastic self-build opportunities to attract new residents.

Being within easy commute of Glasgow yet the gateway to the spectacular landscapes of the Clyde estuary, Argyll and beyond, making yourself at home in Inverclyde means you can enjoy the best of all worlds.



LAND AHOY: Inverkip Marina is a popular attraction for residents, tourists and sailing fans.



Game On!

Culture and Leisure in Inverclyde

NEED FOR SPEED: The P1 Scottish Grand Prix of the Sea takes place in Greenock

Inverclyde is not only a great place to do business, it's also well known for its year-round attractions and leisure activities.

Set against the magnificent natural backdrop of the Clyde and Argyll hills, it's popular with lovers of the great outdoors, who can experience the local flora and fauna on its walking and cycling trails.

These include Clyde Muirshiel Country Park, with its Greenock Cut Visitor Centre, as well as family-friendly strolls in Ardgowan and Finlaystone country estates.

Sports fans can enjoy above par scenery on our James Braid-designed golf course or watch Greenock Morton Football Club at Cappielow Park.

As you'd expect, water plays a large part in local leisure activities – you can become involved in sailing, windsurfing or paddleboat trips on the Clyde.

In fact, Inverclyde Leisure runs many sports and community-based facilities, offering a range of activities, such as ice skating, curling and swimming at the Waterfront Leisure Complex.

If keeping healthy and happy is a top priority, there are seven gyms, all with the latest fitness equipment.

With a rich maritime history that connects Scotland to people all across the globe, you can research your own ancestry at the James Watt Library.

And, if history is a strong interest, visiting Newark Castle, built in 1478, is a must.

Inverclyde is also home to arts festivals, theatre and music shows.

At the Beacon Arts Centre, for instance, you can enjoy everything from music gigs to magic acts and drama to dance.

Popular events for residents and visitors include the Gourock Highland Games, the P1 Scottish Grand Prix of the Sea and Scotland's Boat Show.

If retail therapy is more your thing, why not treat yourself to a day out among the independent stores and boutiques of Gourock or travel a little further down the coast to Cardwell Garden Centre?

This boasts a restaurant and beautiful surroundings, including the wonderful Lunderson Bay beach.

Greenock Oak Mall and the newly completed Gallagher's Shopping Park at Port Glasgow are home to top brand retail names.

Of course, enjoying Inverclyde's leisure attractions can build up the appetite. Thankfully, you can be assured of a warm welcome in its wide range of restaurants, bistros and bars. Bon appetit!



We're Here For You How ri Can Help Your Business



HORSE POWER: Ginger the Horse, a sculpture by Andy Scott, is a tribute to the horses that once pulled carts at Greenock's docks.

Inverclyde offers opportunities for all types of businesses to flourish. Whether you're a large global company looking for the ideal location or an SME needing modern and cost-effective premises, you can benefit from being in Inverclyde.

The opportunities ri provides have already attracted businesses in sectors as diverse as engineering, manufacturing, ship building, food and drink, construction, financial services, technology, renewable energy and social enterprise, as well as the public and third sectors.

They know that, not only will ri source the best premises and facilities for your business, we can help recruit fantastic new talent.

We will also support you in sourcing potential funding and grant options, as well as connect you with a network of local businesses.

In short, ri will be here to offer support and guidance on every step of your move to Inverclyde.

This is against a backdrop of guaranteed continued investment and development, as Inverclyde continues to offer business opportunities at all levels.

Discover more of the portfolio benefits that Inverclyde can offer in the following pages.

I look forward to working with you!



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Your Guide to Offices in Inverclyde

CUSTOM HOUSE

A Grade A listed building in the heart of Greenock, Custom House has been transformed into high quality office suites in a comprehensive £4.1 million redevelopment.

Adjacent to the £10 million Beacons Arts Centre project, overlooking the Clyde estuary, Custom House was constructed in 1818 and until 2010 was home to HM Revenue and Customs.

Today it offers a variety of different sized suites to suit all needs and budgets. Prices begin at £650 per month plus service charges, utilities and VAT.

Make your business home here and among your neighbours will be Toshiba Global Commerce Solutions, PG Paper Company and SMEs.

The redevelopment provides a total of 9,796 sq ft of office accommodation across two floors, allowing the flexibility to provide offices from 289 to 3,896 sq ft.

The ground floor was completed as recently in 2015 with a top floor conversion now available for tenancy.

As the premium office space in Inverclyde, these suites are highly sought after and early viewing is recommended.

For more details, floorplans, pictures, videos and availability at Custom House, please visit: www.riversideinverclyde.com/property-section

ICONIC: Following a £4.1 million redevelopment Custom House offers a range of high quality office suites.



Riverside Business Park

WARM WELCOME: Riverside Business Park could be an ideal base for your company.



RIVERSIDE BUSINESS PARK

Riverside Business Park is an ideal business hub. Located in a prime position at Pottery Street, adjacent to the A8 on the eastern edge of Greenock, it's well served by road, bus, cycle and rail links. The Park incorporates three large office facilities. There is also an early learning and childcare at the 75-space Enchanted Forest nursery and a family-friendly atmosphere and great food at The Cottage Coffee Shop and Restaurant.

LADYBURN BUSINESS CENTRE

What was once a splendid Victorian school building is now a top-of-its-class office development, following a complete upgrade in 2009. These works included re-roofing, stone cleaning, refurbishment of common areas and the creation of a secure reception entrance. This means Ladyburn can now offer a total of 15,503 sq ft of traditional offices and ground level studios on two floors. Room sizes range from 226 sq ft to 1,012 sq ft. Parking is available onsite for tenants and their guests. Prices begin at just £215 per month plus service charges and VAT.

For more details, floorplans, pictures, videos and availability at Ladyburn Business Centre, Clyde View and Ben Lomond View please visit: www.riversideinverclyde.com/property-section

CLYDE VIEW

Developed in 2011 and located within Riverside Business Park, Clyde View provides a total of 20,697 sq ft of Grade A office accommodation on two floors. Its office suites range in size from 812 sq ft to 2,016 sq ft but Clyde View can also provide larger offices, if desired. Current tenants include global health insurance provider Cigna, 2020 Renewables, Goltens and Toltech, with 130 car parking spaces for tenants and their guests. Prices begin at only £11 per sq ft plus service charges and VAT.

BEN LOMOND VIEW

Also ideally placed within Riverside Business Park, Ben Lomond View was developed in 2013 and provides no less than 21,230 sq ft of Grade A office accommodation on two floors. These are open plan and can extend to 10,469 sq ft and 10,761 sq ft. Already happy to call this home is global technology giant IBM. There are 105 car parking spaces for tenants and guests and prices begin at £15 per sq ft plus service charges and VAT.



ENTERPRISE HUB: Ladyburn Business Centre offers the perfect starter suites for SMEs.

LARGE AND SMALL: Clyde View can provide office space to match your business needs.

PEAK PERFORMER: Enjoy a fresh new perspective in premises at Ben Lomond View.





SEEK HIGH OFFICE: Gourock Municipal Buildings has undergone a £600,000 renovation.



GOUROCK MUNICIPAL BUILDINGS

The former offices of Inverclyde Council have been treated to a £600,000 renovation.

The result is a thoroughly modern business centre that also preserves the style and grandeur of the original Gourock Municipal Buildings.

The new centre opened in November 2016 and provides tenants with a welcoming, comfortable working environment right in the heart of Gourock town centre.

This is a well connected business hub, with Gourock train station only a two-minute stroll from the offices. Glasgow International Airport is a 25-minute drive away, and Glasgow city centre just half an hour away by car.

Gourock Municipal Buildings comprises furnished and part-serviced office accommodation within a fully refurbished environment.

There are a total of six offices, ranging in size from 161 to 738 sq ft. The total available space is 1,912 sq ft, with a lift offering easy access to the upper floor.

Prices begin at £325 per month plus VAT (semi-serviced).

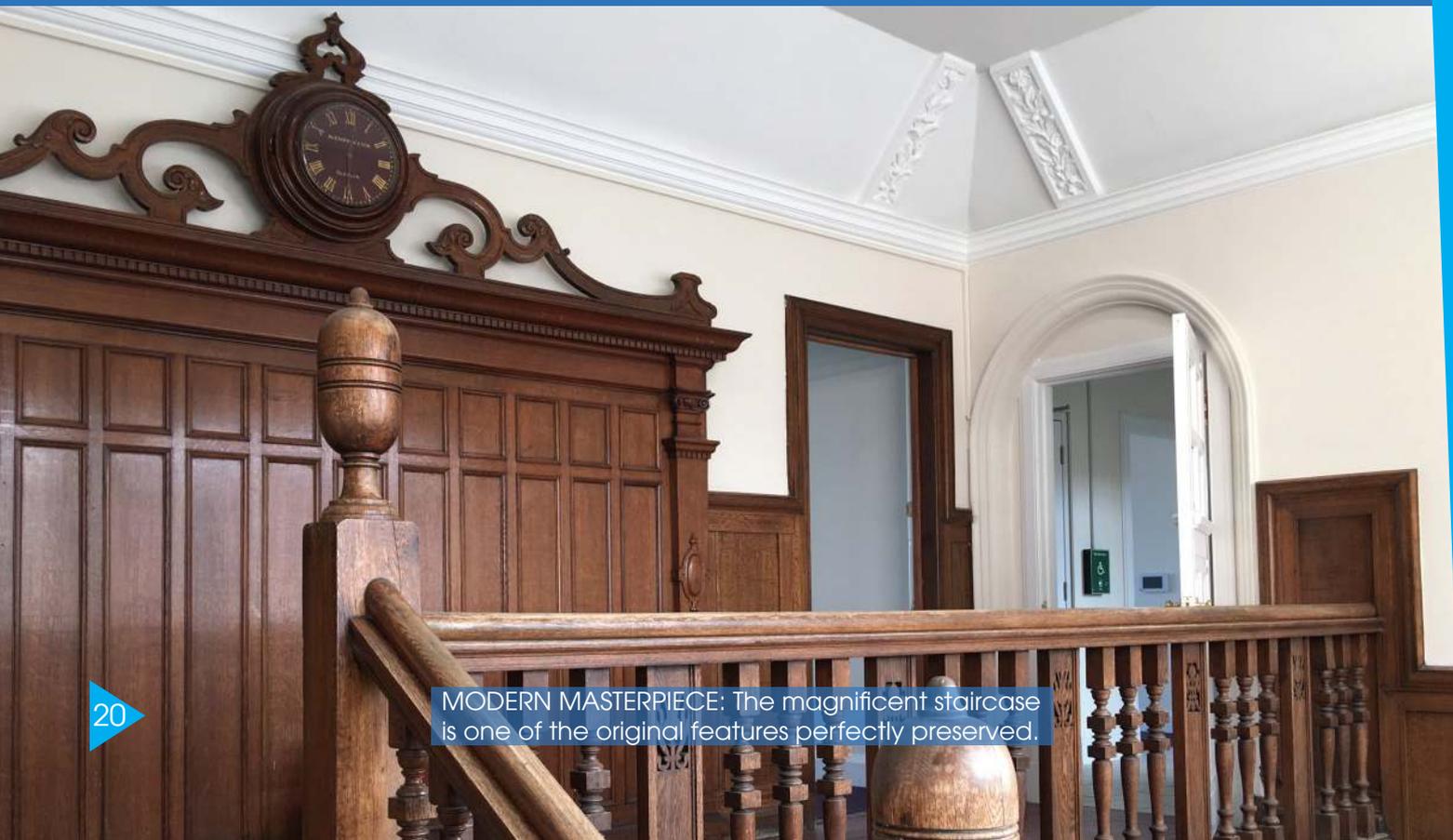
It's not all about work, of course. There is a wide range of nearby amenities, including bistros, restaurants and supermarkets all located within a five-minute walk.

Gourock itself is incredibly popular with residents and visitors.

In fact, it's experienced a 200% spike in tourism interest since the award-winning redevelopment of its town centre was completed in 2015*.

For more details, floorplans, pictures, videos and availability at Gourock Municipal Buildings please visit www.riversideinverclyde.com/property-section

**Source: Holidaylettings.co.uk – May 2016*



MODERN MASTERPIECE: The magnificent staircase is one of the original features perfectly preserved.



FULL UPGRADE: Scarlow House Business Centre has been extensively refurbished.



SCARLOW HOUSE

Business professionals looking for a working environment that's modern, comfortable and welcoming should secure an early viewing at Scarlow House Business Centre.

This building – which was extensively refurbished in 2014 and now has easy lift access to the upper floor – is ideally located in Port Glasgow town centre.

Adjacent to the arterial A8 dual carriageway, it's only 25 minutes via the adjoining M8 motorway from Glasgow city centre and just 15 minutes from Glasgow International Airport.

There are seven furnished and part-serviced offices. Two are on the ground floor and five on the first, ranging from 102 to 308 sq ft, with the total space available 1,903 sq ft. Prices begin at £200 per month plus VAT (semi-serviced).

Nearby amenities include the newly built Gallagher Shopping Park. There is a wealth of top brand stores, supermarkets, coffee shops and bars all within a five-minute walk.

There is also dedicated 25-space parking for tenants and guests.

For more details, floorplans, pictures, videos and availability at Scarlow House and Victoria House please visit – www.riversideinverclyde.com/property-section

VICTORIA HOUSE

Flexibility of rates and space is key to the top-spec accommodation on offer at Victoria House. Here tenants can enjoy a comfortable and modern working environment right in the heart of Greenock.

The furnished and serviced workspaces are ideal for SMEs, business start-ups, temporary tenancy or branch offices.

Ideally located in central Greenock, opposite Victoria Harbour, Victoria House comprises a total of 21 offices on the first and second floors, ranging in size from 115 sq ft to 1,316 sq ft.

On the ground floor there are also nine workshops, ranging in size from 537 sq ft to 941 sq ft. The total amount of office space is 5,780 sq ft.

Prices begin at just £300 per month plus VAT (semi-serviced), with parking available onsite for tenants and guests.



WORK SPACE: Victoria House offers a truly pristine and professional environment.



Your Guide to Industrial Units in Inverclyde

KELBURN BUSINESS PARK

Located at the eastern entrance to Port Glasgow, Kelburn enjoys a prominent position with fantastic views over the Clyde estuary.

Completed in 2015, this pristine development provides a total of 41,983 sq ft of new build industrial and business accommodation within four separate terraces, allowing tenants the flexibility of choosing units sized from 2,120 sq ft to 15,564 sq ft.

Block A is an open-plan shell unit, capable of being subdivided into a variety of spaces to meet your requirements, including a mezzanine area.

Blocks B, C and D, meanwhile, are fully fitted out to provide full office facilities and services.

These units are already proving popular with a diverse portfolio of tenants, including engineering, construction, food producers and a clothing firm.

Adjacent to Woodhall Railway Station, Kelburn has links to Port Glasgow, Greenock, Gourock (with ferry links to Argyll) and Wemyss Bay (with ferry links to Bute) in the west and to Glasgow and Paisley in the east.

It's also just a 15-minute drive time from Glasgow International Airport and half an hour by car or train to Glasgow city centre.

Port Glasgow itself is four miles east of Greenock and 24 miles west of Glasgow, with excellent road links – the A8/M8 links you to Paisley, Glasgow and the national motorway network.

Despite such an ideal location, prices at Kelburn offer great value, starting at £5.50 per sq ft plus service charges and VAT.

For more details, floorplans, pictures, videos and availability at Kelburn Business Park, please visit: www.riversideinverclyde.com/property-section

SIZED FOR YOU: Kelburn Business Park offers bespoke options for your business.





TOP POSITION: Lynedoch Industrial Estate in Greenock



LYNEDOCH INDUSTRIAL ESTATE

It may be located just off busy Dellingburn Street and only a mile from Greenock's vibrant and bustling town centre, but Lynedoch enjoys a quiet and secluded location.

In this secure, fenced environment, you will find a mix of 32 stand-alone and terraced units, ranging in size from 1,600 sq ft to 15,000 sq ft, with profile sheet roofs supported by rendered brick walls and eaves of at 4.3m or higher.

All of the units provide ample office space, workshop, toilets and dedicated parking yet prices begin at only £4.38 per sq ft plus service charges and VAT.

Its location puts you just a short distance from the A8 and links to Glasgow International Airport (25 minutes) and the Glasgow city centre (35 minutes).

For more details of Lynedoch, please visit: www.riversideinverclyde.com/property-section



ROOM TO GROW: Enjoy ample space at Lynedoch Industrial Estate.



DRUMFROCHAR INDUSTRIAL ESTATE

At Drumfrochar all of the 12 units in the single terrace are built to the highest standards, with steel portal frame construction maximising use of concrete floors and infill brick walls surmounted by new profile metal sheeting.

The pitched roofs have recently been overlaid with new profile sheeting and new inlay box gutters.

There are also two storage yards and dedicated parking spaces for tenants and guests.

Connectivity is important for businesses and Drumfrochar is ideally located in the centre of Greenock, only 35 minutes via the nearby M8 motorway from Glasgow city centre and 25 minutes from Glasgow International Airport.

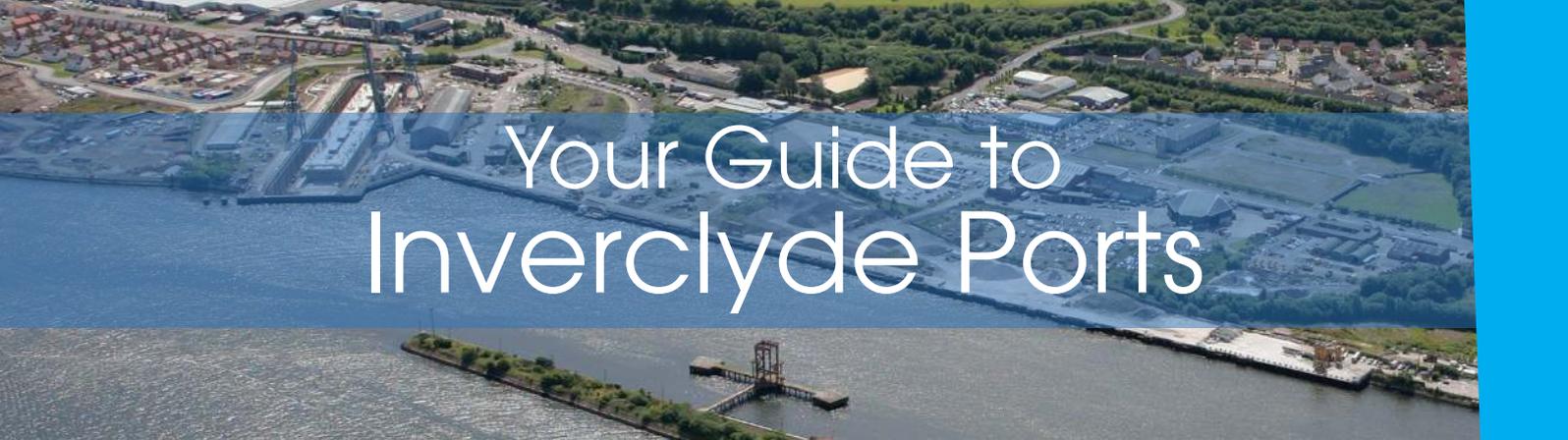
Prices begin at £4 per sq ft plus service charges and VAT.

For more details of Drumfrochar, please visit: www.riversideinverclyde.com/property-section



DRUM ROLL: Drumfrochar Industrial Estate has 12 industrial units.





Your Guide to Inverclyde Ports

INCHGREEN DRY DOCK

As well as the dry dock and fantastic facilities listed 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 IN DETAIL

- Covers 31 acres (125,000sq m)

- Potential to expand to 50 acres (202,000 sq m)

Principal areas

- Dry Dock 304.8m x 47.5m
- Quayside 390m long
- Hard Standing Area 60m x 95m Water at Quay
- Capable of being dredged to 9m
- Distance to open water 8 km

- Water depth over keel blocks: 13.7m
- Reinforced Module Mat 100m x 80m
- Min depth at waterfront (low tide) 7.5m
- Max depth at waterfront (high tide) 11.3m
- Min water depth in channel to open water 8m

Services/facilities

- Gate winch
- dewatering pumps
- high pressure booster pump
- dock sewage ejector
- capstans
- drainage pumps
- lead-in winches
- crane
- equilibrium filling valves
- ballast pumps
- pumphouse drainage pump



BUSINESS OPPORTUNITIES: Inchgreen Dry Dock is ideally located in Greenock.



GREENOCK OCEAN TERMINAL

Greenock Ocean Terminal's sheltered, deep water port combines excellent modern quayside facilities with a fantastic location at the head of the Clyde estuary.

Only two miles downriver of Inchgreen Dry Dock, it's located only yards from Greenock town centre and is in walking distance of both Greenock Central and Greenock West railway stations.

It also has direct access to the A8 and M8 road network.

It boasts purpose-built container facilities – which explains why Ocean Terminal 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.

Greenock Ocean Terminal also welcomes more than 50 cruise liners and their passengers to Scotland every year.

OCEAN TERMINAL IN DETAIL

- Total area of the site is approximately 40 acres
- Quay length currently 376m (with plans to extend)
- Container, general cargo & cruise facilities
- Large selection of fork trucks and handling equipment
- Short/long-term container and warehouse storage
- Feeder service and Forest product handling Services
- Stevedoring, discharge, loading & storage
- HM Custom clearance
- 25,000 sq m of quality modern warehousing facilities
- Water maintenance depth 12.6m
- 3 quayside cranes
- Purpose built container facility
- Stuffing/unstuffing of containers on site
- Container repairs
- Road haulage
- Pilotage & Ships agency



MAJESTIC: The Queen Mary 2 berthed at Greenock Ocean Terminal.

Room To Grow Bespoke Office Build

SHAPE OF THINGS TO COME: Our CGI images show the design of the proposed Cartsburn site.

CARTSBURN, MAIN ROAD, GREENOCK

The 3.7-acre development site at Cartsburn is ideal for a regional HQ or smaller office presence for your company.

Commuting employees will love the fact they're just a five-minute walk from Greenock Central Station, with four trains every hour to Glasgow Central to the east and Gourock to the west.

And being only a 20-minute drive from Glasgow International Airport, with Glasgow city centre and its International Technology and Renewable Energy Zone (ITREZ) only 10 minutes more, means global connectivity is already built into Cartsburn.

Its prime location means your business will be situated near major international companies, such as IBM, Royal Bank of Scotland, EE, MISCO and Cigna.

Visiting clients will also benefit from the fact your office is bordered by a Holiday Inn Express and Premier Inn.

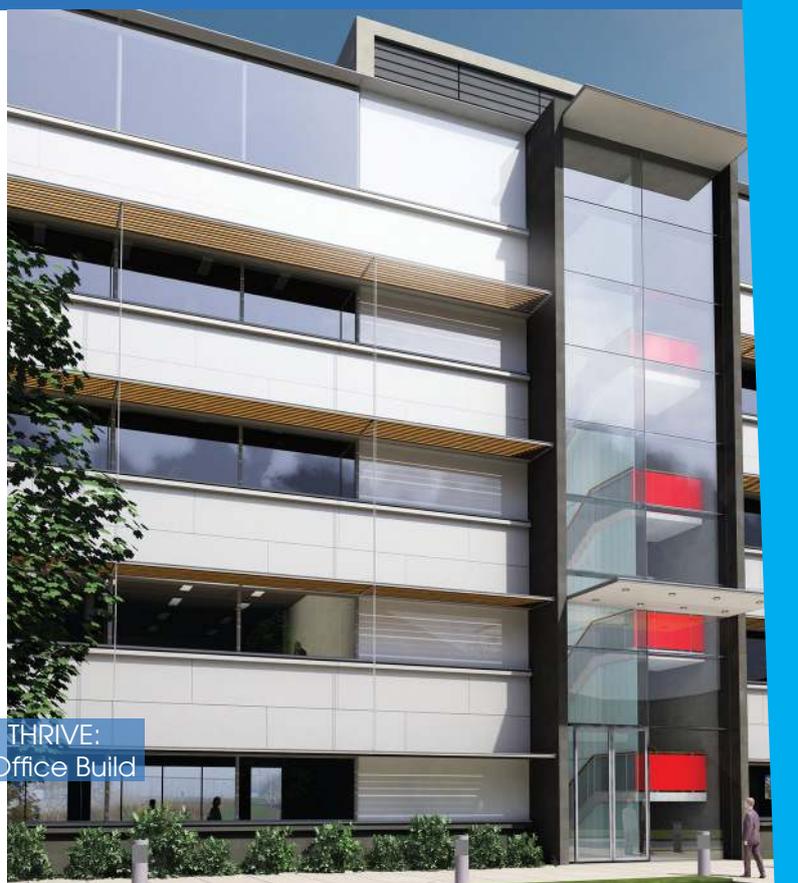
Cartsburn itself has been upgraded thanks to major investment, with ri concentrating its input on major infrastructure improvements – including remediation, drainage, extensive dedicated parking and a new site entrance.

Up to 70,000 sq ft of office development will be available in 18-24 months, with proposed prices starting at £16.50 per sq ft.

Customised design and build ownership or lease options are also being offered.

As a Tier 2 Zone within the Scottish Enterprise Regional Selective Assistance scheme, Inverclyde can potentially also offer up to 30% of support towards any capital expenditure or job creation within the area.

For more details, images, videos and designs of Cartsburn site, please visit:
www.riversideinverclyde.com/developments





Room To Grow Bespoke Industrial Build

READY TO ROLL: Kelburn offers a prime location with a stunning outlook.

KELBURN DEVELOPMENT SITE

At Kelburn Business Park in Port Glasgow there is a 2.82-acre (nett) serviced development site available for bespoke design and build opportunities – all with wonderful views out over the Clyde estuary.

The great news is ri has already completed the first phase of adjacent development (you can find out more on page 22) and invested in major infrastructure, including a new access road and site platforming works.

The area can accommodate up to 30,000 sq ft of office development or light industrial use, as well as extensive dedicated car parking.

There is direct access to the M8 motorway and travel time to Glasgow International Airport is only 15 minutes, with Glasgow city centre and its International Technology and Renewable Energy Zone (ITREZ) just 10 minutes more.

Want to commute by train? Woodhall Railway Station, providing direct easy access to Glasgow Central to the east and Gourock to the west, is just a one-minute walk away.

Inverclyde is also a Tier 2 Zone within the Scottish Enterprise Regional Selective Assistance scheme.

This means locating here could see your business potentially offered up to 30% support towards any capital expenditure or job creation within the local area.

For more details, images, videos, and designs of the Kelburn development site, please visit: www.riversideinverclyde.com/developments



A BLANK CANVAS: Put yourself in the picture with this 2.82 acre site at Kelburn Business Park.

Why Inverclyde? Read All About It!

60% operational savings
on city centre location
(See page 7)

#1 Greenock is the Number One
commuter town to Glasgow
(See page 15)

£270m investment in local
educational facilities
(See page 10)

24% cheaper to buy a house
than Scottish Average
(See page 15)

94% school leavers are in a
'positive destination'
(See page 10)

575k+ visitors come here
every single year
(See page 16)



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ENJOY A NEW VIEW: Dusk falls at Parklea in Port Glasgow.