



Rarely Available Port Glasgow Land For Sale

Offers Over £125,000 (ex. VAT)

Summary

The freehold of this rarely available land is available to purchase at Kelburn in Port Glasgow. Providing over 0.5 acres, the site comes with Planning Permission for seven industrial units and sits on the edge of the successful Kelburn Business Park adjacent to the A8.

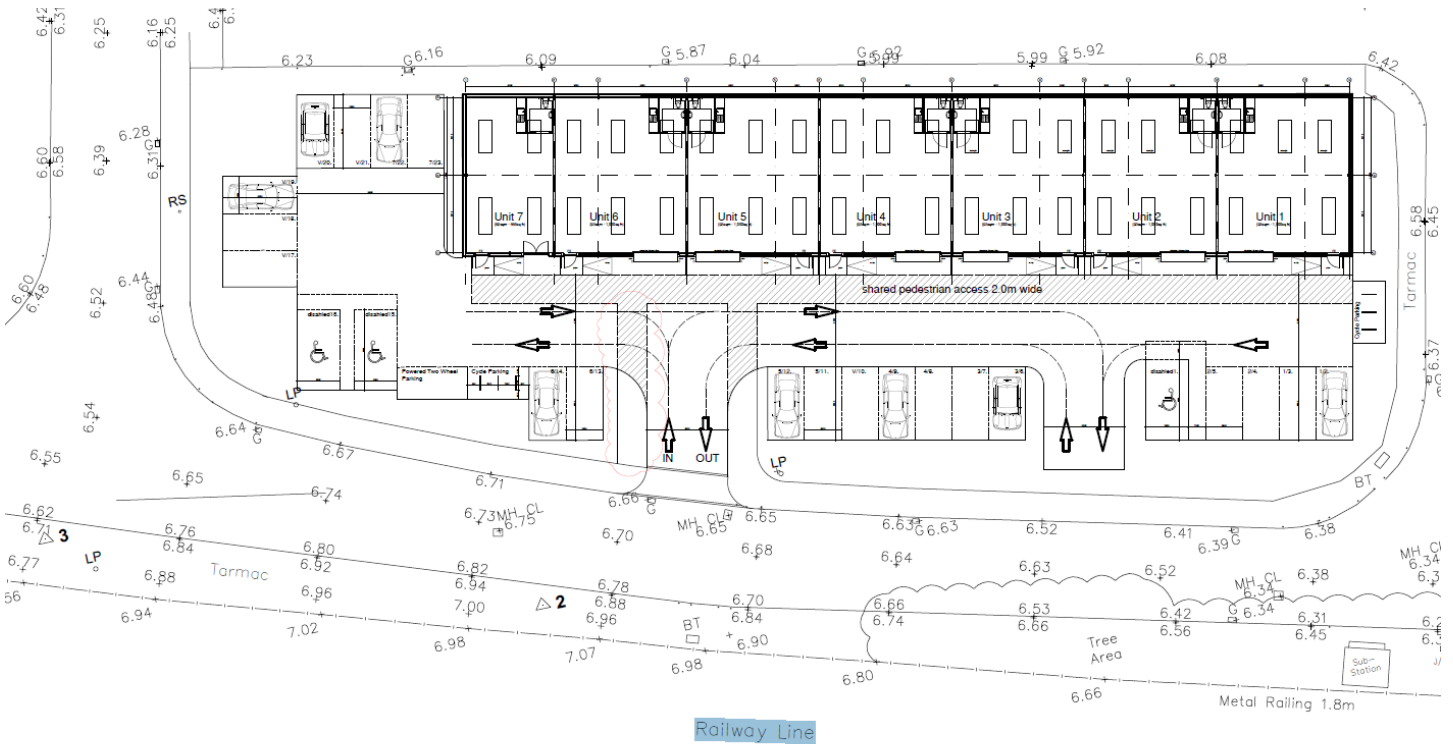
The land is ideally located on the edge of the entrance from and exit to Inverclyde with easy access to the main motorway and forms part of the wider estate that hosts several global brands.

Planning has been granted to create light industrial units ranging between 665-1,000 sq ft of which there is high demand locally.

Features

- Rarely Available Freehold Opportunity
- 0.53 Acres In Total
- 7 Units Totalling 6,665 Sq Ft
- Well-Connected Business Location
- Planning Permission Granted
- 100% Rates Relief Available
- Instant Access to A8/M8
- Close to Amenities
- Port Glasgow Centre - 3 Min Drive
- Ocean Terminal - 10 Min Drive
- Glasgow Int Airport - 13 Minute Drive
- Glasgow City Centre - 23 Minute Drive

1 Kelburn Road, Port Glasgow, PA14 6TD



Property Overview

Planning permission was granted by Inverclyde Council in September 2023 (22/0034/IC) to erect 7no units for Class 5/6 use, with the plans approved to create 6no units at 1k sq ft and 1no unit at 665 sq ft for which there is high demand locally.

Our client has several supporting documents available to share with interested parties, including Flood Risk Assessment, Topographical, and Drainage strategies for interested developers.

Industrial property is highly popular in the Inverclyde area and this size of land is rarely available to purchase, making this a great opportunity for the right owner.

A CENTRAL LOCATION - The subjects are accessed off of Parklea Road at Woodhall roundabout which is accessible from the A8/M8. The subjects are located approximately 10 miles from Glasgow Airport (a 13-minute drive) and 19 miles to Glasgow City Centre (a 24-minute drive).

Nearby occupiers include PEAK Scientific Group, AGM Group, The Start-Up Drinks Lab, and Love & Humphries. Port Glasgow benefits from excellent road and rail links and is accessed via junction 31 of the M8 motorway with direct links to Paisley and Largs via the A8 and A78. Woodhall train station lies adjacent to the property and there are regular bus routes connecting to both Glasgow and Greenock.

INVESTMENT - The demand to own property in Inverclyde is strong, with the units likely to command approximately £8-9k per annum once developed from a new tenancy, making this an attractive investment opportunity providing an income of c.£55k per annum. With a combined acquisition and development cost of c.£500k, this land would offer a yield of 11-12% per annum once complete.

MEASUREMENTS - 2,163 sq m | 23,282 sq ft | 0.53 Acres

CLASS USE - Class Use 5 & 6 (General Industrial, and Storage/Distribution).

Price - Our client is seeking offers of over £125,000 exclusive of VAT for their Heritable interest.

Anti-Money Laundering - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. For further information, please contact Bowman Rebecchi.

View Online



Virtual Tour



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