



More than Ports

# Inchgreen **Dry Dock**

Sat Nav: PA15 2NA

First class port facility on the firth of Clyde with dry dock, repair quay and extensive land suitable for development





# Inchgreen DryDock

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# Inchgreen DryDock

## Peel Ports More than Ports

At Peel Ports Group we're an ideal example of the whole being more than the sum of the individual parts. We're not merely a collection of ports with superior infrastructure, facilities and services... we're a unique, innovative network. At the top of our game and at the leading edge of transport, handling facilities and thinking.

Our strategic port locations and our diverse commodity expertise mean that we not only offer the best solution for importing and exporting goods, but we also provide the quickest and most efficient routes to market.

The development of property and assets both on and near our ports is at the core of our strategic thinking. With sites available throughout the UK, we can help you to maximise the efficiency of your supply chain.

We have extensive estates in Glasgow, Liverpool, Manchester, Heysham and the south-east. Working with a variety of local authorities, we bring investment, employment and a future to the regions. We see the small picture...and the big one.

[www.peelports.com](http://www.peelports.com)



## Planning Consent

Marine construction and ship repair.



# Inchgreen DryDock | 31-acre (12.55 ha) development site for a multimodal port hub

## The Opportunity

Inchgreen DryDock is a 31-acre site that offers wide-ranging development opportunities, with the potential to expand to around 50 acres.

The site occupies a prime location on the South Bank of the River Clyde within the Inverclyde region, with road, rail and sea access. Inverclyde has been identified in the National Renewables Infrastructure Plan (NRIP) as a potential offshore renewables site.

In addition to providing ship repair and marine construction facilities, Inchgreen is ideally located to service and support the renewable energy industry in Scotland and further afield. In February 2009, the Crown Estate awarded offshore wind exclusivity agreements, including 3 West of Scotland sites. Inchgreen's west-coast hub location and facilities are well placed to support these sites.

Inchgreen also enjoys the support of Inverclyde Council and the urban regeneration company, Riverside Inverclyde; a partnership between the Council and Scottish Enterprise supported by the Scottish Government. Further support for the region is likely to be forthcoming following the announcements from the UK and Scottish Governments of £1 billion of investment in Glasgow and the local authorities in the Clyde Valley.



## Inchgreen **DryDock** Features

- Operational dry dock, berthing quay and adjoining land with road, rail and sea access
- One of Scotland's largest dry docks, 305m long by 45m wide
- Repair quay, 390m long, with a minimum water depth of 7.5m, capable of increasing to a dredged depth of 9.0m
- Berthage and direct access to the deep water channel in the Firth of Clyde
- Existing warehouse space, 27,000 sq ft
- Potential to develop up to 200,000 sq ft of space
- In close proximity to the A8/M8 road network connecting to Glasgow International Airport and Glasgow city centre
- Immediate links to Peel Ports' purpose built container facilities at Greenock Ocean Terminal, two miles east
- Facilities suitable for a variety of uses in addition to established uses of ship repairing and marine construction
- Flexible lease terms





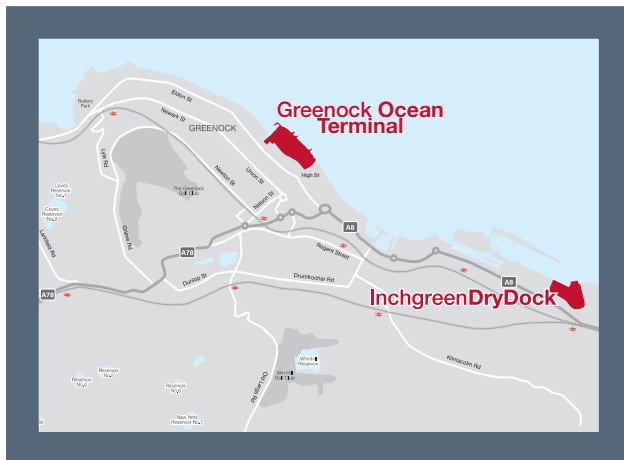
## Site Location Sea, Road & Rail

Inchgreen is located adjacent to the A8/M8 motorway and benefits from excellent transport connections via road, rail, air and water.

Inverclyde region has a population of 80,000 and is close to Scotland's largest region, Strathclyde, which has a population of 2.5 million. The area has a history of ship repair and industrial use and benefits from an indigenous skilled workforce.



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## Estimated Times & Distances by Road

Greenock	2 miles	5 mins
Glasgow	23 miles	30 mins
Glasgow Airport	15 miles	20 mins
Hunterston	20 miles	45 mins
Ardrrossan Harbour	26 miles	55 mins
Glasgow Prestwick Airport	39 miles	1 hr 10 mins
Edinburgh	70 miles	1 hr 30 mins
Aberdeen	169 miles	3 hrs 30 mins
Liverpool	240 miles	4 hrs 5 mins
London	423 miles	7 hrs 10 mins

## Connectivity

### By Road

Glasgow International Airport – 15 miles via A8/M8  
 Glasgow city centre – 23 miles via A8/M8  
 Glasgow Prestwick Airport – 39 miles via A78

### By Rail

Running parallel to the A8 corridor, there are 5 railway stations within Inverclyde, the nearest to Inchgreen being Bogston. There is also a rail spur into Inchgreen.

### By Air

Glasgow International Airport has frequent flights to around 30 international cities and to 21 other UK locations.

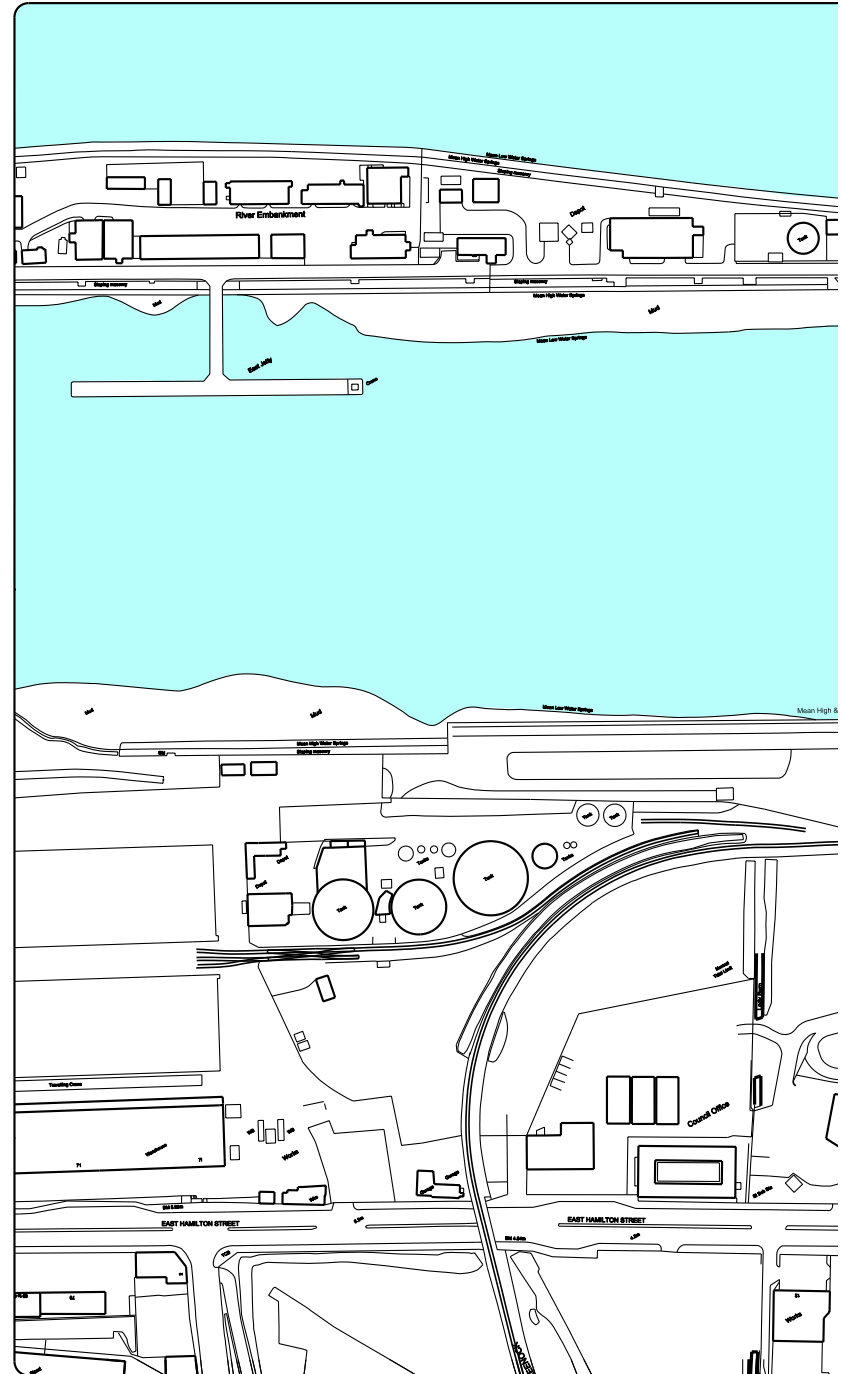
Glasgow Prestwick Airport has frequent flights to 33 destinations.

# InchgreenDryDock



## Areas

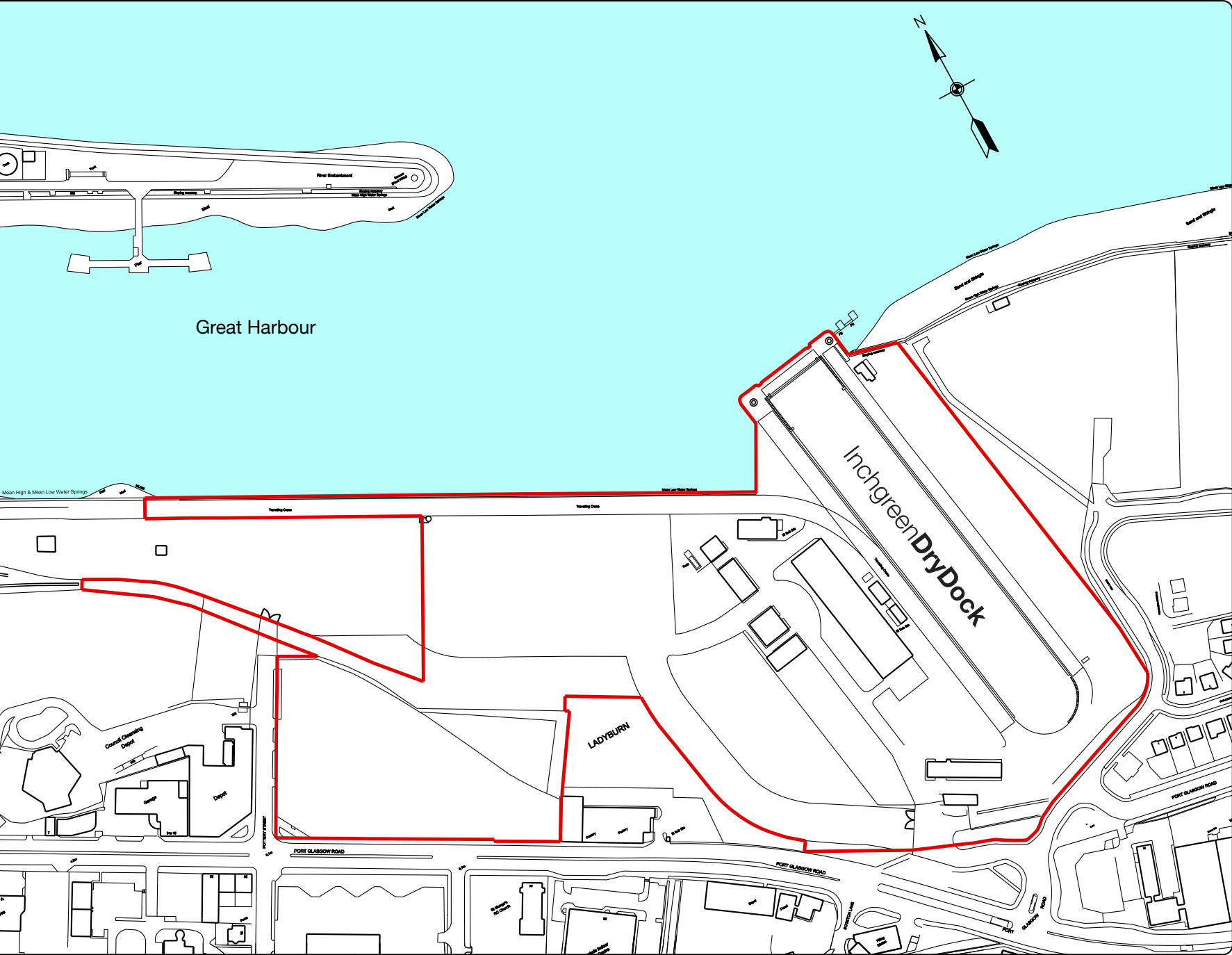
Land Area	28.10 Acres
Dry Dock Area	3.28 Acres
Overall Area	31.38 Acres





Visit: <http://www.peelports.com/services/property>  
for an interactive map showing available properties.

# Site Plan







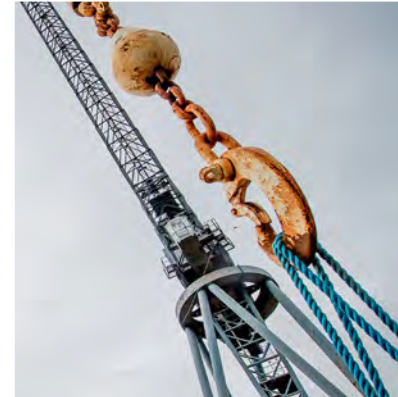
## Developer & Professional Team

Peel Ports own and operate a unique network of strategically situated ports, terminals, hubs and shipping lines that provide a connected logistics network throughout the UK and Ireland, strengthened by the investment in Liverpool2.

The Peel Group has an asset value in excess of £6 billion and Peel Ports itself a current investment programme of over £1 billion.



# InchgreenDryDock



## Irish Sea Hub

By making use of our strategic port locations in Liverpool, Heysham, Clydeport, Belfast and Dublin we are able to offer a unique service connecting the UK to Ireland.

- Strategic ports and terminals in England, Scotland and Ireland
- Multiple port call options and our own shipping line (BG Freightline)
- Reducing the cost of empty containers
- Efficient transhipment through Liverpool2

## Peel Logistics

Peel Ports, as part of the Peel Group, is able to offer a portfolio of 66 sites across the UK through the Peel Logistics vehicle.

Peel Logistics brings to the market, on an unprecedented scale, 6,000 acres of land. These sites can offer up to 60 million sq ft of built space in units from 10,000 sq ft to 1 million sq ft in a single building.

[www.peellogistics.co.uk](http://www.peellogistics.co.uk)



Logistics



# Inchgreen DryDock

[www.peelports.com](http://www.peelports.com)

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Find plan 61 of the



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