

TO LET  
High Quality New Build Industrial / Business Units

# KELBURN BUSINESS PARK

## PORT GLASGOW PA14 6TD

ri

riverside inverclyde

- New energy efficient units
- Capable of being combined to meet larger size requirements
- Highly visible location fronting A8
- 15 minute drive time from Glasgow International Airport
- Easy access to J31, M8
- Grant availability



# KELBURN BUSINESS PARK

## PORT GLASGOW PA14 6TD

Port Glasgow is located within the Inverclyde local authority area on the south bank of the Firth of Clyde. The town lies approximately 4 miles east of Greenock and 24 miles west of Glasgow. Port Glasgow has excellent road links with the A8/M8 linking to Paisley, Glasgow and the wider national motorway network.

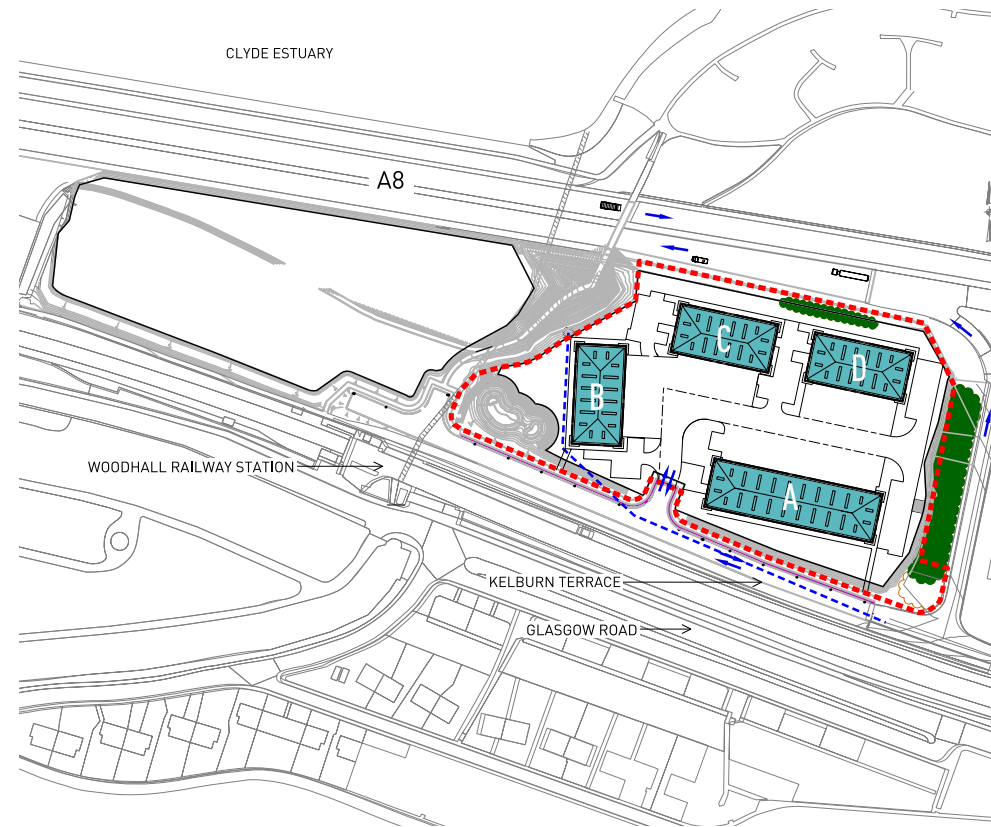
Kelburn Business Park lies at the eastern entrance to Port Glasgow, occupying a highly prominent position fronting the A8 dual carriageway and benefitting from fantastic views over the estuary of the River Clyde. Junction 31 of the M8 motorway is located 4 miles to the east. The business park lies adjacent to Woodhall railway station with links to Port Glasgow, Greenock, Gourock (with ferry links to Dunoon) and Wemyss Bay (with ferry links to Rothesay) in the west and Glasgow and Paisley in the east.

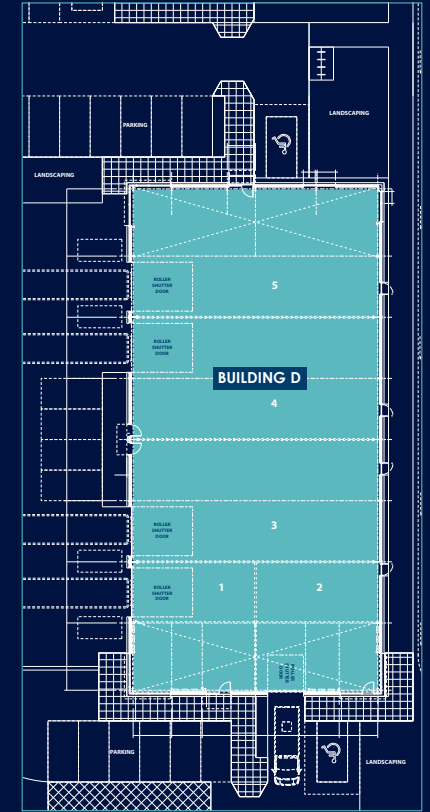
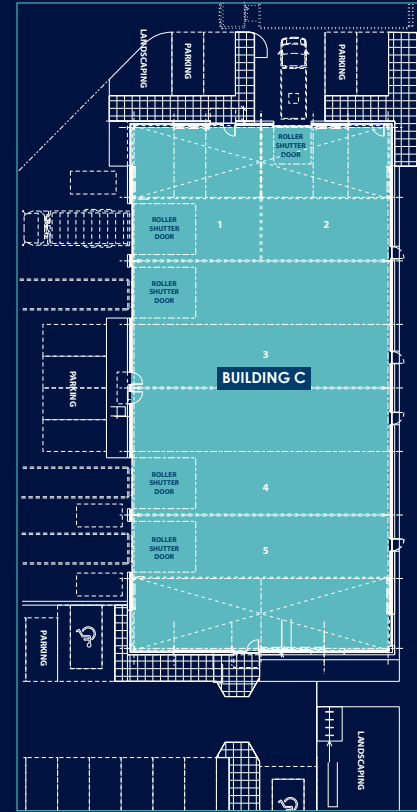
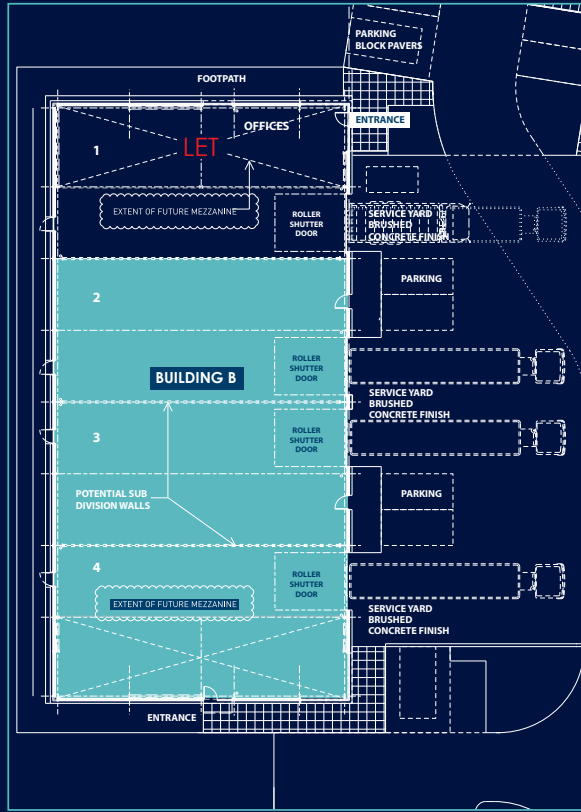
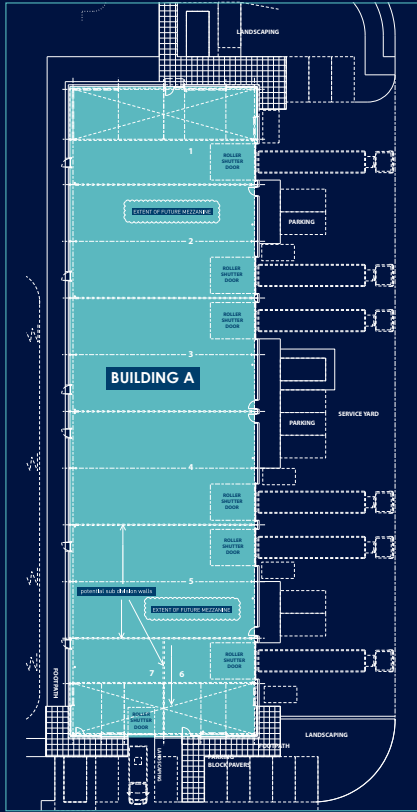


### DESCRIPTION

The development provides a total of 41,983 sq ft of new build industrial/business accommodation within four separate terraces, allowing the flexibility to provide units from 1,109 to 15,564 sq ft. Block B has been fitted out to provide 4 No. units providing circa 2,100 sq ft each, fitted out with toilet and office accommodation. Blocks A, C & D are open plan shell units capable of being subdivided into a variety of sizes to meet individual occupier requirements.

- Wall head heights 6.7 to 6.9 m
- Large communal yards
- Lighting
- 3-phase power, gas and water services
- Electrically operated vehicular access doors
- Dedicated parking
- Glazed frontages to accommodate office fit outs
- Grant availability





## ACCOMMODATION

Approximate gross internal areas are detailed in the schedule of accommodation below, which should be read in conjunction with the indicative site plan.

### BLOCK A

UNITS	SQ FT	SQ M
Unit 1	2,239	208
Unit 2	2,637	245
Unit 3	2,637	245
Unit 4	2,637	245
Unit 5	2,637	245
Unit 6	1,109	103
Unit 7	1,109	103
<b>Total</b>	<b>15,564</b>	<b>1,394</b>

### BLOCK B

UNITS	SQ FT	SQ M
Unit 1		LET
Unit 2	2,121	197
Unit 3	2,121	197
Unit 4	2,207	205
<b>Total</b>	<b>9,025</b>	<b>804</b>

### BLOCK C

UNITS	SQ FT	SQ M
Unit 1	1,109	103
Unit 2	1,109	103
Unit 3	2,120	197
Unit 4	2,120	197
Unit 5	2,239	208
<b>Total</b>	<b>8,697</b>	<b>808</b>

### BLOCK D

UNITS	SQ FT	SQ M
Unit 1	1,109	103
Unit 2	1,109	103
Unit 3	2,120	197
Unit 4	2,120	197
Unit 5	2,239	208
<b>Total</b>	<b>8,697</b>	<b>808</b>

# KELBURN BUSINESS PARK

## PORT GLASGOW PA14 6TD

### EPC

EPCs are available on request.

### RATEABLE VALUE

The units will require to be assessed on occupation. Please contact the Renfrewshire Valuation Joint Board for an estimate of the Rateable Values (Tel: 0141 618 5939). In the normal manner, the occupier will be responsible for paying any business rates applicable. Depending on unit size/Rateable Value, some units may benefit from Business Rates exemption or partial relief. Further details available from Inverclyde Council's Business Rates Department on 01475 717 171.

### TERMS

The units are available to lease on Full Repairing & Insuring Terms. For further information concerning the quoting rents and likely incentives, please contact either of the jointly appointed agents.

Riverside Inverclyde is a publicly funded urban regeneration company which has created these speculative units with the specific aim of stimulating economic growth in Inverclyde by bringing jobs to the area. As such, Riverside Inverclyde is unlikely to consider leases that are predominantly for storage or transport maintenance.

### VAT

Value Added Tax at the prevailing rate will apply to all rents or prices at Kelburn Business Park.

### GRANT AVAILABILITY

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. The developer, Riverside Inverclyde, as an urban regeneration company, can assist in securing Property Support Scheme grants of potentially up to 35% for qualifying businesses.



riverside inverclyde



The Scottish  
Government



### VIEWING & FURTHER INFORMATION

#### IAIN DAVIDSON

0141 226 1056

ian.davidson@colliers.com



0141 226 1000

www.colliers.com/uk/industrial

#### COLIN MCMANUS

0141 226 1035

colin.mcmanus@colliers.com

#### JAMES MCGEE

01475 522 100

james@jamesmcgee.com



IMPORTANT NOTICE The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of Preparation of Details: May 2015.