

**FOR SALE (ON BEHALF OF THE JOINT LIQUIDATORS)**  
**Industrial Facility & Yard**  
**Tom Dow Transport Depot, Castleton, Lochgilphead**  
**PA31 8RU**



**Summary**

- Rare freehold opportunity
- Adjacent to A83
- Modern industrial facility
- Large hard standing yard
- Modern offices
- Vehicle testing facilities
- Total site area - 1.03 acres
- Potential to split site

Gross Internal Area:

**546.81/5,886 sq ft** Asking

Price: **Offers over £460,000**



## Location

The subjects are located within Lochgilphead, one of the largest towns in Argyllshire which lies approximately 15 miles north of Tarbert and 88 miles west of Glasgow, on the West Coast of Scotland. Lochgilphead has a resident population of approximately 2,500 persons and is accessed via the A83. The town's economy is underpinned by local government, being the Administrative Headquarters of Argyll & Bute District Council. The town is also very popular with tourists in summer months.

The subjects are located approximately 2.5 miles to the south of Lochgilphead town centre, to the north of the hamlet of Castleton. The subjects occupy an elevated and rural position to the north of the A83 and are surrounded by forestry. Access to the property is via a private vehicle track off the A83.

## Description

The subjects comprise a detached industrial building of steel portal frame construction, most recently operating as a haulage depot. The current configuration provides workshop and office/storage accommodation. The site is rectangular shaped and secure with a large yard, of mostly hard standing and some concrete sections.

The workshop is open plan in nature. Vehicle access is provided via 2x electrically operated roller shutter doors at the east elevation. A vehicle repair pit and wheel balancer have been installed. The floor is of poured concrete, and the roof is open to the eaves. Office and ancillary accommodation includes offices, canteen, male WC with shower, female WC and a larger reception/managerial office. A mezzanine level has been constructed over the ancillary accommodation.

## Accommodation

The subjects extend to the following Gross Internal Area:- **546.81sqm. (5,886 sq.ft.)**

Total site area:- **0.404 Hectares (1.03 acres)**





## Price

Offers over £460,000 are invited.

## VAT

All figures quoted are exclusive of VAT.

## Rateable Value

We understand the current Rateable Value is £15,400.

## Energy Performance Certificate

Can be provided upon request.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

To arrange a viewing please contact:



**Tom Conway**

tom.conway@g-s.co.uk  
07810 544 912



**Ryan Farrelly**

ryan.farrelly@g-s.co.uk  
07900 390 078

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2025

## Additional Information & Viewings

Strictly by appointment via the sole selling agents:-

Graham + Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY