

DEVELOPMENT SITES

# SANDBANK BUSINESS PARK

Highland Avenue, Dunoon, Argyll, PA23 8PB



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



## A COMPETITIVE LOCATION

The Sandbank Business Park is situated two miles out of Dunoon town centre, off the A885. The development land lies on an extension of Highland Avenue, the main spine road serving the industrial estate.

With proximity to Glasgow, Dunoon offers excellent links by road and ferry to Scotland's central belt, with easy access to the motorway, rail networks and Glasgow airport. A quick ferry trip, then jump on the train and you can be in the centre of Glasgow in around an hour and a half.

### AN IDEAL PLACE TO DO BUSINESS

The Sandbank Industrial Estate is already home to a wide range of businesses who have been established on the site for a number of years. These include distribution, manufacturing, service depots and call centres.

The Fairmile Building, a new office base for local businesses was opened by Highlands and Islands Enterprise (HIE) in February 2017 and offers a supportive business environment with access to a range of specialist business support and development programmes available through HIE and Business Gateway.

A well-qualified and motivated workforce pool is available within the immediate area, with low recruitment costs and good retention rates.

### AN ENVIABLE WORK-LIFE BALANCE

Living around the coastal town of Dunoon can offer an enviable lifestyle both to individuals and families already living in or wishing to relocate to the area. Benefits include affordable housing, stress free commuting, and a rich cultural heritage, with outdoor activities in Argyll's outstanding natural environment right on the doorstep.

### FIND OUT MORE ABOUT OUR REGION AT:

[wildaboutargyll.co.uk/destinations/dunoon-and-cowal](http://wildaboutargyll.co.uk/destinations/dunoon-and-cowal)



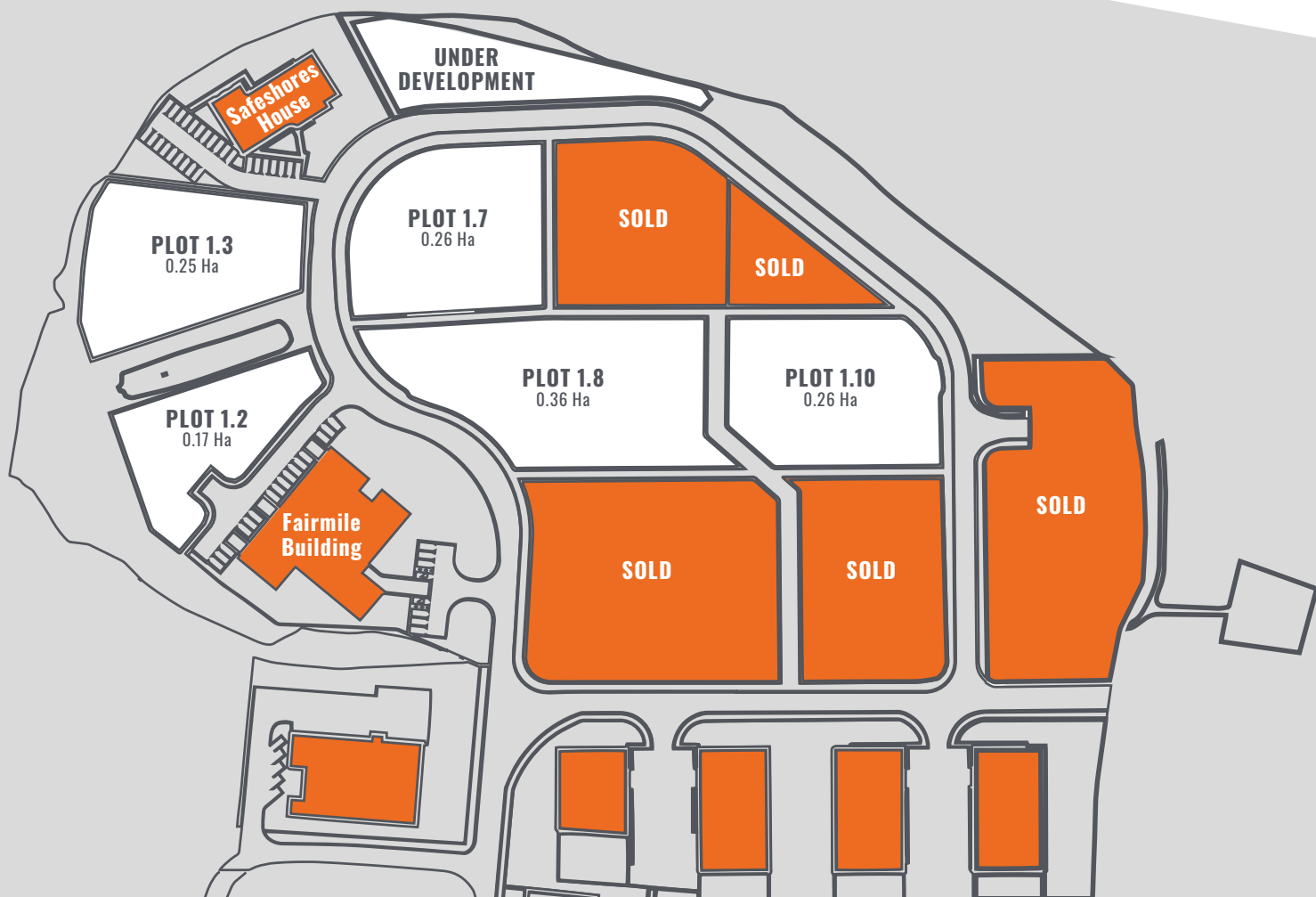
# LAND DEVELOPMENT OPPORTUNITIES

- Plots available to purchase in white.
- Plots sold indicated in orange.

## LAND USE PERMISSIONS

The development opportunities provide a platformed site with all services located nearby.

- Suitable for Business, Light Industrial, Storage and Distribution (Use Classes 4, 5 and 6.). Potential purchasers should make enquiries with the Argyll & Bute Council Planning Team as to the suitability of any use.
- All sites sold subject to a Section 32 agreement restricting the use to Class 4, 5 and 6. Additionally, purchasers are obliged to obtain all required consents within 12 months and complete their development within a further 24 months, failing which HIE are entitled to re-acquire the site at Market Value.
- HIE's decision to sell a site will be normally be based on the highest offer received at closing date but HIE is under no obligation to accept the highest or indeed any offer. Details of the proposed use will be required and any purchaser may be requested to provide supporting information on the intended development.
- All sale prices are subject to VAT.



# DEVELOPMENT OPPORTUNITIES TO SUIT A RANGE OF USES

## PLOTS AVAILABLE FOR SALE – INDICATIVE SIZES

PLOT	AREA (HA)	AREA (ACRES)	PRICE
Plot 1.2	0.17 Ha	0.42 acres	£35,000
Plot 1.3	0.25 Ha	0.62 acres	£45,000
Plot 1.7	0.26 Ha	0.64 acres	£37,000
Plot 1.8	0.36 Ha	0.864 acres	£60,000
Plot 1.10	0.26 Ha	0.64 acres	£37,000

Note: All prices exclusive of VAT

## CONTACT HIE'S AGENT:

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