

FOR SALE / MAY LET

Mariner Court, Clydebank, G81 2NR



ALL BOUNDARY LINES ARE FOR INDICATIVE PURPOSES ONLY

MARINER COURT



Watch the video
for Cospion House



Watch the video
for Bering House



Watch the video
for Timor House

- 4 self-contained office pavilions and potential development site
- NIA: 4,646 SQM (50,010 SQFT)
- Site Area: 3.84 acres (1.55 hectares)
- Benefitting from a modern, open plan layout throughout
- Suitable for a variety of uses including industrial, medical, education, laboratory or community (Subject to Planning)
- 188 car parking spaces
- Available in whole or in part
- **Sale Price: Inviting offers**
- **Rent: Upon Application**

LOCATION

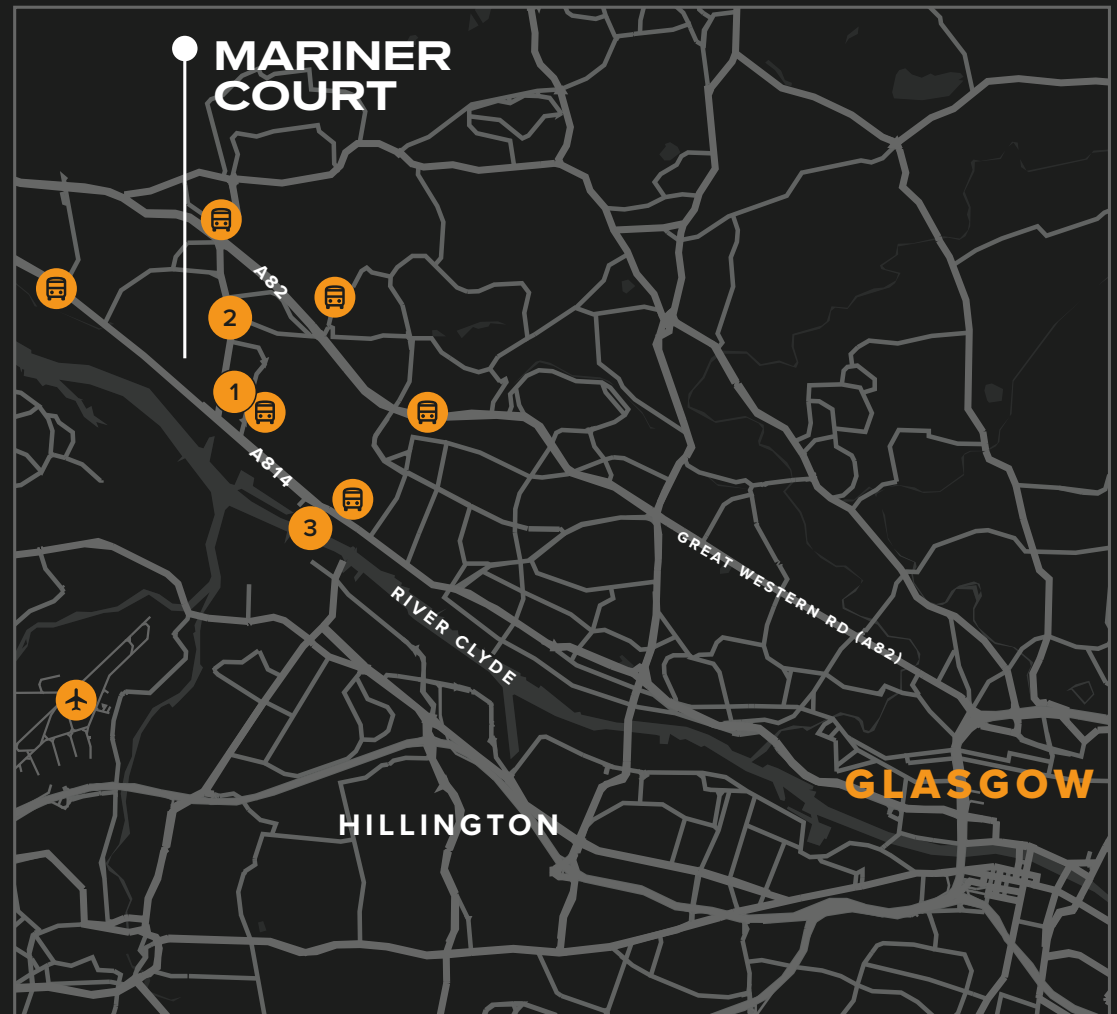
Mariner Court is set within Clydebank Business Park which is located in Clydebank, West Dunbartonshire, on the northern bank of the River Clyde, approximately 6.5 miles (10.5 km) northwest of Glasgow City Centre and 4 miles (6.4 km) from Hillington.



Clydebank has a population of 56,000 and enjoys strong transport links with Great Western Road (A82) and Glasgow Road (A814) providing direct access to Glasgow City Centre.

Clydebank is well served by public transport links with Clydebank railway station providing regular services to Glasgow Queen Street. Singer railway station is accessed through Clydebank Business Park and located approximately 0.5 miles (0.8 km) from Mariner Court. It provides frequent services to Glasgow Central Station, Balloch and Helensburgh.

There are also numerous bus routes serving the local area. Glasgow Airport is also located within a 20-minute drive from Clydebank accessed via the M8 Motorway.

Connectivity will be further enhanced when the Renfrew Bridge over the River Clyde connecting Renfrew and Yoker completes in Spring 2025. It will connect Renfrew with Clydebank and Yoker directly for the first time with the intention of providing work, health, education and leisure opportunities for communities on both sides of the river. The project will also create additional connecting active travel and road links from Yoker Railway Station to Renfrew town centre, as well as on to the Advanced Manufacturing Innovation District Scotland (AMIDS).



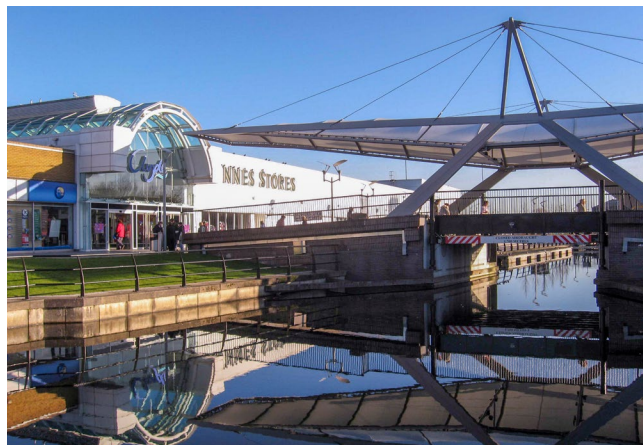
- | | |
|------------------------------|---|
| 1. Clydebank Railway Station |  Glasgow Airport |
| 2. Singer Railway Station |  Bus Stop |
| 3. Renfrew Bridge | |

SITUATION

The immediate surrounding area benefits from excellent amenities such as Clyde Shopping Centre which provides a wide range of shopping facilities, restaurants, cafes and a cinema. Clydebank Business Park offers a diverse range of industrial and office occupiers which include SGS United Kingdom, Clyde Court Care Home, Ascensos, Northern Marine, Sixt Van & Truck Rental, Howdens and MGM Timber.

To the south, there has been several large-scale regeneration projects along the river front. Queen's Quay is a large-scale mixed-use development, on the former John Brown's shipyard, comprising of the Clydebank Campus of West College Scotland, Clydebank Leisure Centre, Titan Enterprise Centre and a state-of-the-art district heating network. Substantial affordable housing has also been delivered in partnership with Loretto Housing, Clydebank Housing Association and the Council. The Golden Jubilee National Hospital is also nearby and is one of the leading hospitals for orthopaedics in the UK.

Furthermore, Miller Homes have developed 62 private residential homes to the south of the canal. They are also constructing 128 energy efficient homes on the former Playdrome site.





Great Western Retail Park

Glasgow

Clyde Retail Park

Renfrew Bridge

GREAT WESTERN RD

Clyde Shopping Centre

Miller Homes Development

Clydebank Railway Station

Queens Quay

Singer Railway Station

ARGYLL RD

KILBOWIE RD

MARINER COURT

SECOND AVE

DUMBARTON RD

DESCRIPTION

Mariner Court comprises of four, two storey pavilions which are set around a large, centralised car park. The development is designed to offer high-quality office accommodation which is suitable for a wide variety of businesses and other potential uses. Each pavilion benefits from access via a secure glazed door entry system. Internally, each pavilion has a consistent modern layout throughout with a bright double entrance foyer being visible upon entry. Each pavilion consists of a large open plan office area which benefits from a modern suspended ceiling, raised access floor with power/data boxes and fluorescent light fittings throughout. Additionally, each floor benefits from a fitted kitchen, meeting/board room and separate male and female toilets. Mariner Court benefits from approximately 180 dedicated car parking spaces as well as a further 8 disabled spaces located at the front of each pavilion and a garage with space for 4 vehicles and EV charging points installed.

ACCOMMODATION

ADDRESS	SQM	SQFT
TASMAN HOUSE	824	8,870
CASPIAN HOUSE	1,181	12,713
TIMOR HOUSE	1,193	12,814
BERING HOUSE	1,448	15,586
TOTAL	4,646	50,010

The above has been measured on an Net Internal basis, in accordance with the RICS code of Measuring Practice (6th Edition)



REDEVELOPMENT PROSPECTS

The subject property benefits from significant redevelopment potential. Examples of this include converting the existing office pavilions into modern, high quality industrial storage units to meet the growing demand for flexible commercial and light industrial space. Such repurposing would allow the buildings to be utilised for warehousing, manufacturing, distribution and trade-related businesses.

Upon the removal of the slab flooring between the ground and first floor, prospective developers will be able to create three medium size industrial units from each office pavilion, which will benefit from open-plan layouts, increased ceiling eaves and the ability to create roller shutter doors and loading bays.

This redevelopment would fall in line with the significant level of demand which is currently being seen across Scotland for stock of this nature. This will also enhance

the site and existing building's value as well as support the local economy through attracting new businesses and boosting local employment opportunities.

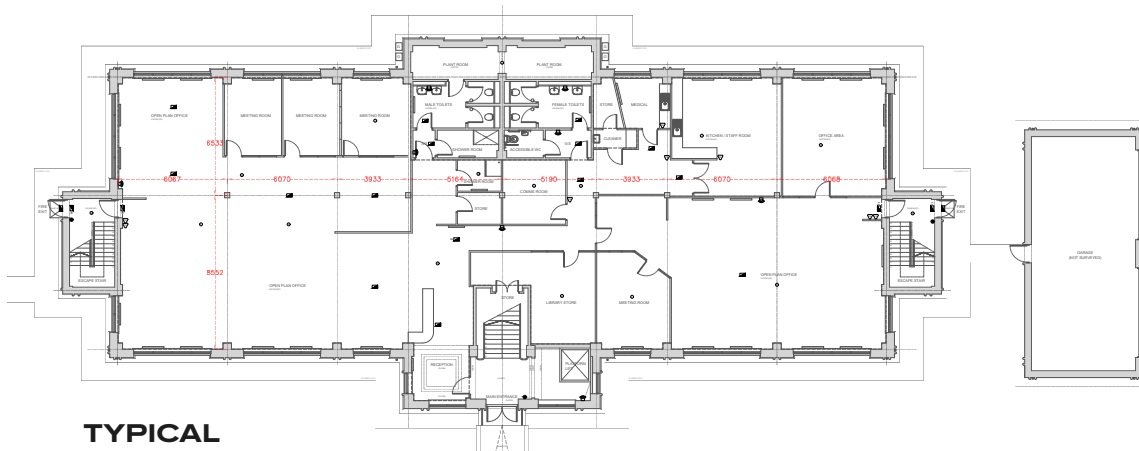
The existing use of the Business Park is industrial and business (Use Classes 4/5/6) and both the National Planning Framework 4 (NPF4) and Local Development Plan (LDP) policies which aim to ensure the business park is primarily for meeting the use Classes of 4/5/6, aligning with NPF4 Policy 26 and LDP Policy E2.

In addition to industrial conversion, the site also offers scope for a wide variety of alternative uses. Potential uses include education and training facilities, where institutions could provide courses or skill-based training programs; healthcare facilities such as clinics, specialist medical centres, or wellness spaces; and innovation or technology hubs aimed at fostering start-ups, research,

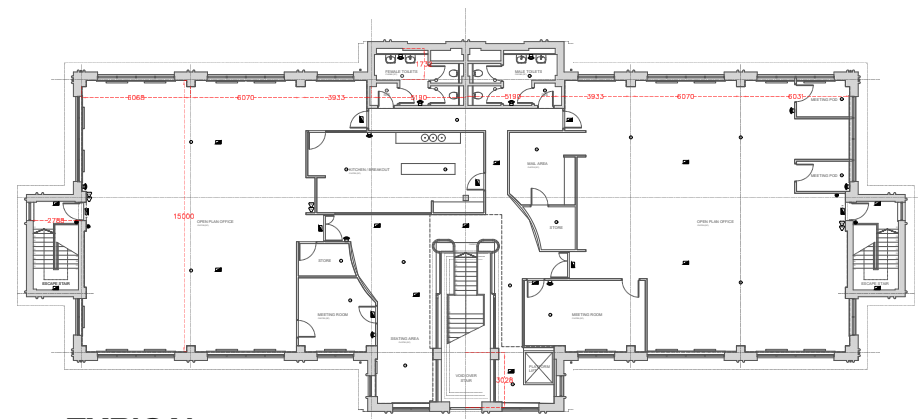
and development initiatives. Furthermore, the space may be suitable for medical or laboratory environments, which are often in high demand given the growth of the science and technology sectors. Such uses could significantly enhance the site's appeal to a diverse range of occupiers and help drive sustainable long-term value. Prospective developers are advised to seek advice on obtaining the necessary consents to facilitate these uses, ensuring alignment with local planning frameworks and policies.

The additional car park in the southern corner of the site offers scope for development. Uses such as trade counter, drive-to or storage could all be considered.

We would strongly advise potential purchasers to carry out their own due diligence prior to putting forward any proposal.



**TYPICAL
GROUND FLOOR**



**TYPICAL
FIRST FLOOR**





SALE PRICE

Our client is inviting offers for the heritable interest in the subjects.

DATA ROOM

A data room will be made available to interested parties upon request.

PLANNING

A planning report is available on the data room.

EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

LEASE TERMS

Quoted rental terms will be dependant on the specification required by tenants, and any interested party should contact the joint agents to discuss their requirements.



CALVIN MOLINARI

☎ 07920 824408

✉ c.molinari@shepherd.co.uk

FRASER MCDONALD

☎ 07551 173132

✉ fraser.mcdonald@shepherd.co.uk



SCOTT HOWIE

☎ 07973 693090

✉ scott.howie@inglishowie.com

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.