



THE FACTORY

MACC BUSINESS PARK

MACHRIHANISH . CAMPBELTOWN . ARGYLL AND BUTE . PA28 6NU

- Large fabrication sheds offering substantial clear height
- Cranage (main fabrication buildings only)
- Up to 4MVA power supply
- Airport next door
- Flexibility to lease in whole or in part
- Significant local renewable energy options available
- Easy access to Campbeltown Port & A83 trunk road
- Site area circa 60 acres

**TO LET SUBSTANTIAL
MANUFACTURING FACILITY
FROM 1,417 SQ M (15,253 SQ FT)
TO 19,853 SQ M (213,719 SQ FT)**

On behalf of HIE



LOCATION

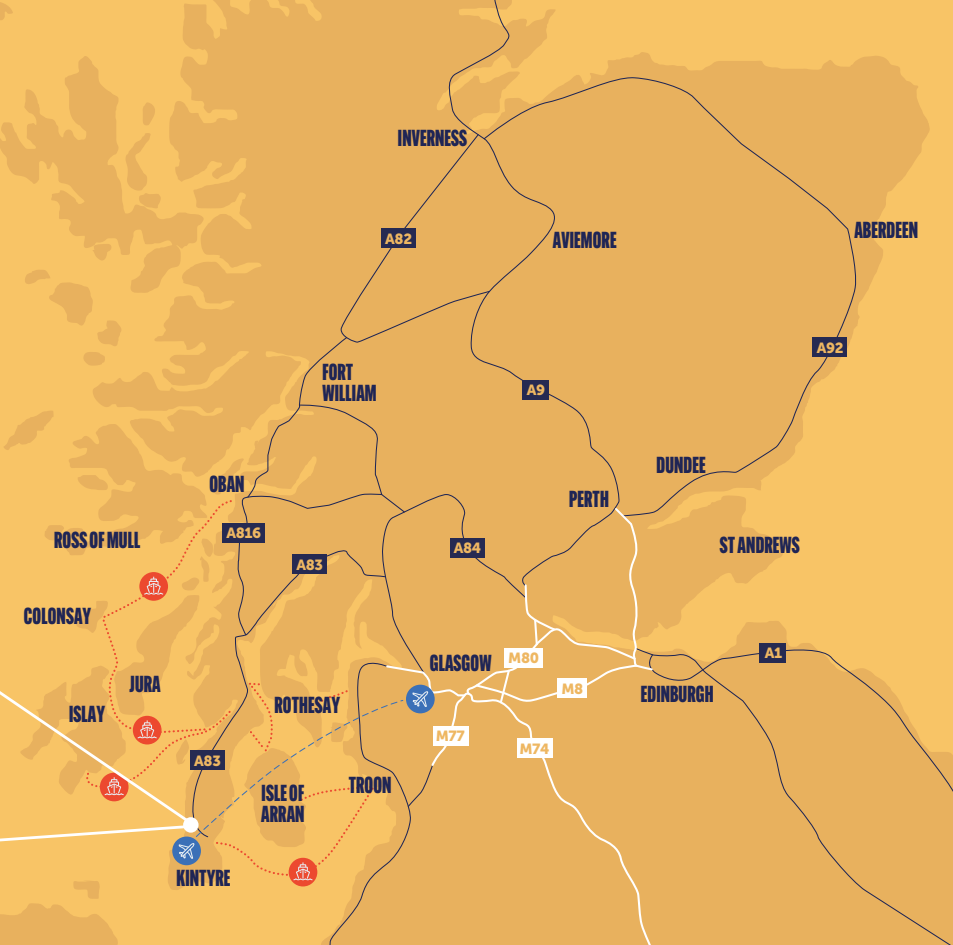
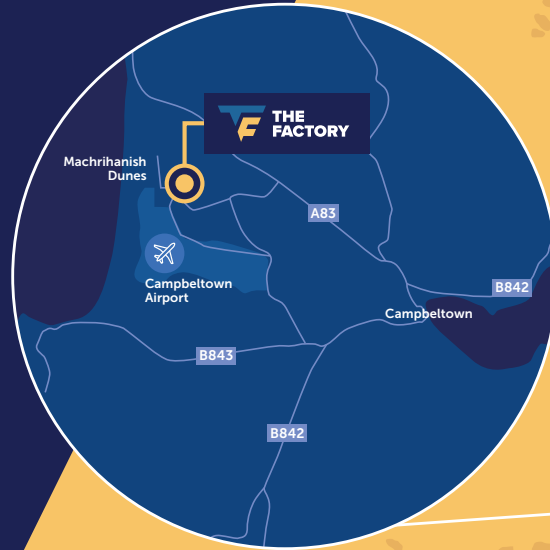
Campbeltown is located in the Kintyre peninsula within the Argyll and Bute region and has a residential population of around 8,000, approximately 10% of the regions 90,000 population. The town is well served by many high street and local shops including supermarkets, several garages, a college, schools, a medical centre / hospital and yacht club. It's also popular with tourists and boasts a variety of hotels and restaurants.

The town is accessed via the A83 at Lochgilphead (50 miles north). Glasgow lies some 138 miles to the east via the A83 / A82. Campbeltown is also accessible via the Ardrossan - Campbeltown ferry with a journey time of approximately 2 hours 40 mins. Ardrossan in turn is a 40 minute train journey from Glasgow Central Station.



Daily Flight Times
Campbeltown to Glasgow:
9am & 5.30pm

Glasgow to Campbeltown:
8am & 4.30pm



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ACCOMMODATION

The secure, self contained facility lies 10 mins / 5 miles to the west of Campbeltown and 15 mins / 7 miles north of Machrihanish whilst Campbeltown Airport lies immediately adjacent to the subjects.

Building	Sq Ft	Sq M	Eaves Height	Cranes	Max Weight
Building A	62,786 Sq Ft	5,833 Sq M	8.75m	1	80T
Building B	56,113 Sq Ft	5,213 Sq M	11.76m	6	35T
Building C	15,253 Sq Ft	1,417 Sq M	N/A	N/A	N/A
Building D	20,214 Sq Ft	1,877 Sq M	11.35m	3	30T
Building E	20,559 Sq Ft	1,909 Sq M	10.00m	0	N/A
Building F	38,794 Sq Ft	3,604 Sq M	14.50m	4	75T
Total	213,719 Sq Ft	19,853 Sq M			



DESCRIPTION

A unique industrial complex providing a variety of fabrication / warehouse buildings on a 66.38 acre site with large areas of laydown space in a fully secure environment. The buildings offer a range of clear heights but generally in excess of 10 metres. Substantial craneage is also provided with up to 80 tonne capacity.

There is a two storey office building which is finished to a good standard with open plan and cellular accommodation plus a large canteen. Further catering facilities are available on the wider MACC Business Park.

There is a substantial power supply to the park and this along with its separation from other users makes it ideal for a variety of uses including fabrication, energy, recycling and film and television production.





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LEASE TERMS / RENT

The subjects are available To Let in whole or in part on new Full Repairing and Insuring lease terms, for a period to be agreed.

VAT

All prices quoted are exclusive of VAT

EPC

EPC ratings are available on request.

SERVICE CHARGE

Should the various buildings be let individually, a service charge may be payable. The joint agents will provide further detail if required.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

For further detail regarding the current rates position, please contact one of the joint agents. Some units may benefit from Fresh Start relief. Interested parties should make their own inquiries.



GRANT ASSISTANCE / SUPPORT

Highlands and Islands Enterprise (HIE) can support tenants at the property. HIE can support across key areas including research and development, innovation and targeting new markets. For further information please contact the HIE Area office:

Morag Goodfellow
Area Manager
Argyll and the Islands
morag.goodfellow@hient.co.uk
01463 383 260

John Jackson
Senior Development Manager
Argyll and the Islands
john.jackson@hient.co.uk
01463 383 181

www.hie.co.uk

FURTHER INFORMATION



Mark Gillies
mark.gillies@g-s.co.uk
07787 291 149

Alan Gilkison
alan.gilkison@ryden.co.uk
07770 331 525

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