

Ryden

FOR SALE

PLOT 1.5 - 0.38 ACRES



**SANDBANK
BUSINESS PARK
HIGHLAND AVENUE
DUNOON
ARGYLL
PA23 8PB**

**PROMINENT SITE IN
ESTABLISHED BUSINESS
PARK/INDUSTRIAL ESTATE**

**SUITABLE FOR CLASS
4, 5 & 6 USES**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The subjects are located within the popular Sandbank Business Park/Industrial Area in the northern outskirts of the town of Dunoon, just off the A885. Surrounding occupiers within the estate include Argyll College (UHI), Webhelp, The Driver & Vehicle Standards Agency and Argyll & Bute Council.

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.

DESCRIPTION

- 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.
- The site is 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 the site will 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.

PLOT AVAILABLE

Plot 1.5 - 0.38 acres

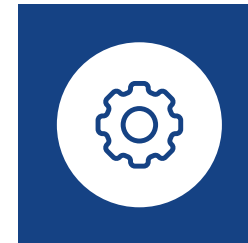
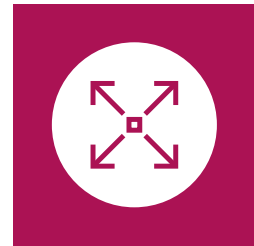
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

[FIND ON GOOGLE MAPS](#)



**FOR
SALE**



**SANDBANK
BUSINESS PARK
DUNOON**

GET IN TOUCH

Please get in touch with our agent for more details.

Alan Gilkison

T 07770 331 525

E alan.gilkison@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. November 2025

