

**BUSINESS SPACE AVAILABLE FOR LEASE**

# THE FAIRMILE BUILDING

Sandbank Business Park, Highland Avenue, Dunoon, Argyll, PA23 8PB



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



## WHERE BUSINESSES GO FURTHER

The Fairmile Building in Dunoon, Scotland, is ideal for ambitious businesses looking for modern business space in which to grow.

### THE IDEAL PLACE FOR BUSINESS GROWTH

Opened in 2017 by Highlands and Islands Enterprise (HIE) and enjoying a rural setting on the outskirts of Sandbank Business Park, The Fairmile Building can offer good quality office accommodation to suit new ways of working. The workspace is generously sized, light and airy, has good connectivity and is situated out of town, in a green space close to lochs and glens at the edge of Loch Lomond & the Trossachs National Park.

The Fairmile Building is firmly rooted in the history of Sandbank itself. Fairmile motorboats were built at the famous Robertson's Yard in Sandbank during the Second World War, and The Fairmile continues in their reputation for delivering a quality product.

### 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.



## A COMPETITIVE LOCATION

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.

## SKILLED WORKFORCE ON HAND

Businesses can go further at The Fairmile. Staff recruitment is straightforward, as a well-qualified and motivated workforce pool is available within the immediate area, with low recruitment costs and good retention rates.

## A PLACE TO CONNECT

The cluster of sector businesses resident in the Park and already settled in the Fairmile Building itself have led toward the development of a supportive business environment. What's more, access to a range of specialist business support and development programmes is available through Highlands and Islands Enterprise and Business Gateway.

## THE IDEAL WORKING ENVIRONMENT

The core areas of the building have a high level of internal finish with effective use of natural materials. All work units are accessed through an impressive double height atrium foyer and enjoy a common reception area with comfortable seating and snack preparation area, themed to showcase the historic vessels built at Robertson's Yard.

Work units are warm and well-lit by internal light wells, affording a comfortable workspace for staff and visitors alike.

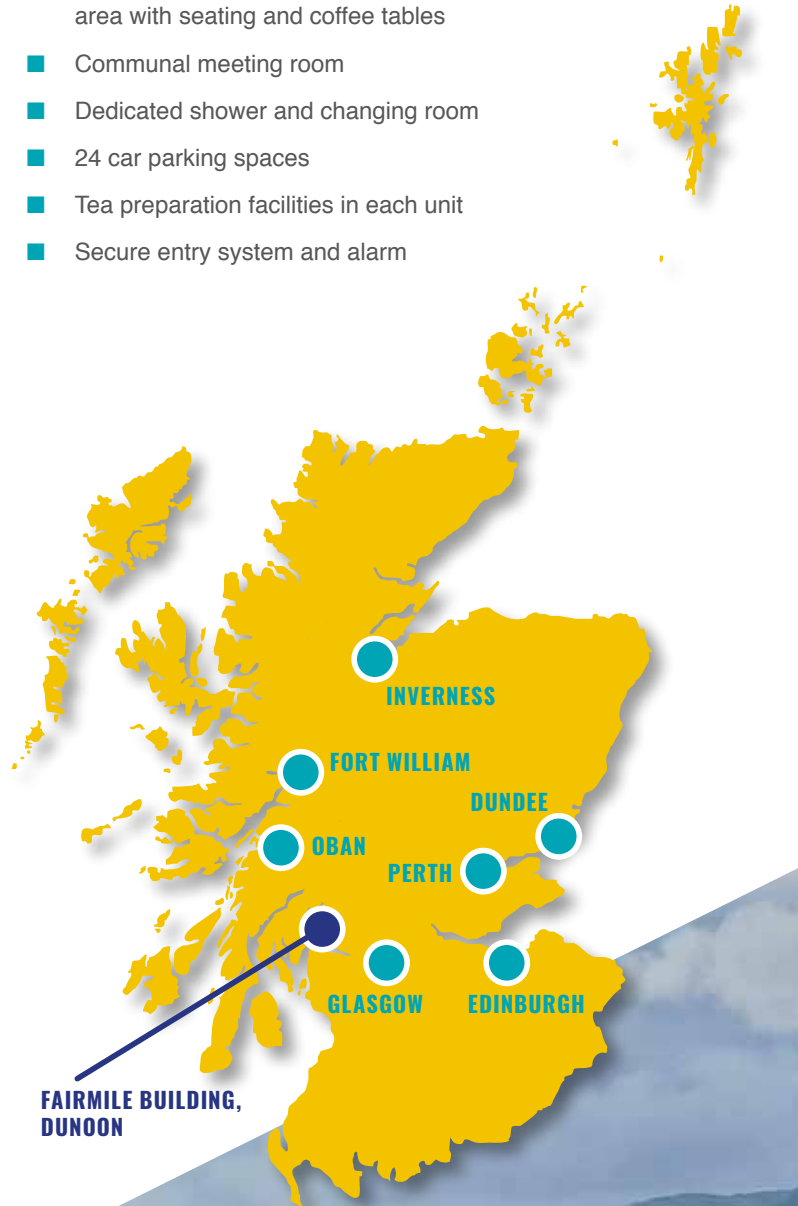
Occupiers share access to a comfortable, good sized meeting room, bookable on-line.

## EASY TO GET TO - GREEN COMMUTE POTENTIAL

Shower and changing room – perfect if cycling to work. There is a covered bicycle park – and ample free dedicated car parking places.

## THE FAIRMILE BUILDING - SPECIFICATION

- EPC Rating B+
- Full height glazed entrance foyer and reception area with seating and coffee tables
- Communal meeting room
- Dedicated shower and changing room
- 24 car parking spaces
- Tea preparation facilities in each unit
- Secure entry system and alarm



# CHOOSE A 'READY- TO- GO' SPACE

A range of office spaces are fully fitted out and ready to move in, offering workable options for both new businesses and those looking to move to a bigger space.

## CURRENT AVAILABILITY (AS OF OCTOBER 2020)

UNIT	AREA	RENT PA	RATEABLE VALUE
Unit 4 – The Digital Dock	154m <sup>2</sup> / 1568 ft <sup>2</sup>	£12,550	£11,000
Unit 2 – The Robertson Room	89m <sup>2</sup> / 955 ft <sup>2</sup>	£7,650	TBC
Unit 3 – The Mylne Room	102.5m <sup>2</sup> / 1103 ft <sup>2</sup>	£8,825	TBC
Unit 6 – The Fife Room	70.5m <sup>2</sup> /759ft <sup>2</sup> includes internal toilet area	£6,100	TBC

- Business Rates - All of the offices listed above may qualify for up to 100% discount under the Small Business Bonus Scheme, on application to the local Council.
- Lease Terms – Minimum 3-year lease on tenant full repairing and insuring terms.
- Service Charge – Occupiers will contribute to a service charge which covers the cost to operate the common areas. Full details on request.
- VAT – VAT applicable on all costs.
- Legal charges - Each party will meet their own legal costs.

## FOR FURTHER INFORMATION CONTACT:

**CALLUM MACLEAN  
GRAHAM AND SIBBALD**

T. +44 (0)1463 236 977

E. Callum.Maclean@g-s.co.uk

[hie.co.uk](http://hie.co.uk)

