



FOR SALE

**HIGH QUALITY LOGISTICS
& DISTRIBUTION INVESTMENT**

85 Fullarton Drive
Glasgow East Investment Park
Cambuslang
Glasgow G32 8FE

INVESTMENT SUMMARY

Cambuslang is one of central Scotland's prime industrial, logistics and distribution locations.

Adjacent to Junction 2A of the M74 motorway providing easy access to Scotland's motorway network.

Modern, well configured distribution unit extending to 5,685 sq m (61,199 sq ft).

Total site area of 2.16 hectares (5.34 acres) representing a low site coverage of approximately 26%.

Heritable Interest (Scottish Equivalent of English Freehold).

Let to Speedy Asset Services Limited t/a Speedy Hire until 4 June 2023.

Passing rent of £320,000 per annum equating to a low overall rate of £5.22 per sq ft.

The tenant has a strong covenant with a Dun & Bradstreet rating of 5A2 and an Experian rating of 100/100.

Offers are sought in excess of **£4,500,000 (four million five hundred thousand pounds)**, subject to contract and exclusive of VAT. A purchase at this level will provide an **attractive net initial yield of 6.70%** after the deduction of purchaser's costs of 6.08%.



85 FULLARTON DRIVE, GLASGOW EAST INVESTMENT PARK, CAMBUSLANG / GLASGOW G32 8FE

LOCATION AND SITUATION

Cambuslang is a suburban town lying on the south-eastern outskirts of Glasgow, some 6 miles from the city centre.

Cambuslang is recognised as a prime industrial, logistics and distribution location within central Scotland given its excellent transport connectivity. The town is served by the M74 motorway which connects to the M73, M8 and wider Scottish motorway networking.

The property is situated in the prime Glasgow East Investment Park. The park is located directly adjacent to junction 2A of the M74 motorway.

Occupiers on the park include Royal Mail, DPD and Scottish Power.

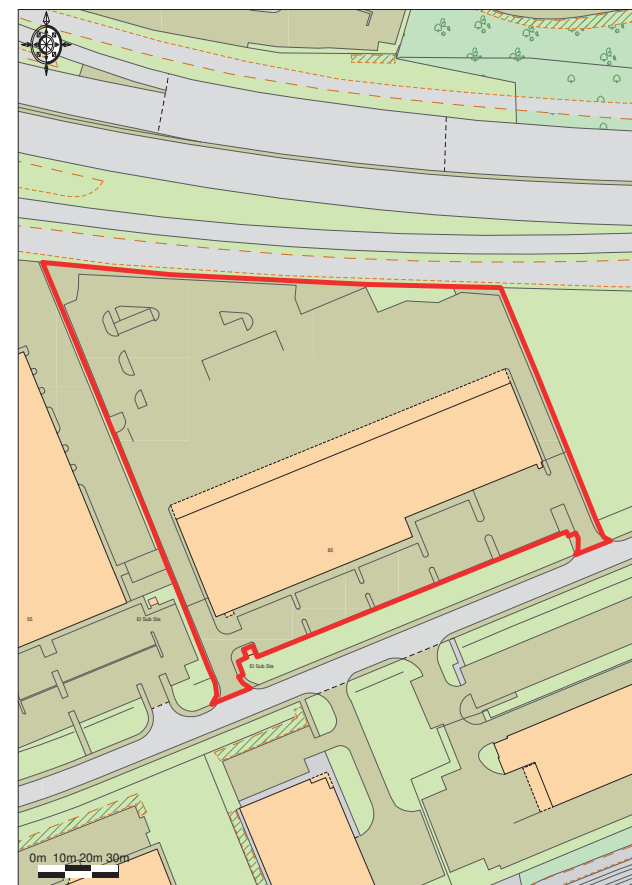
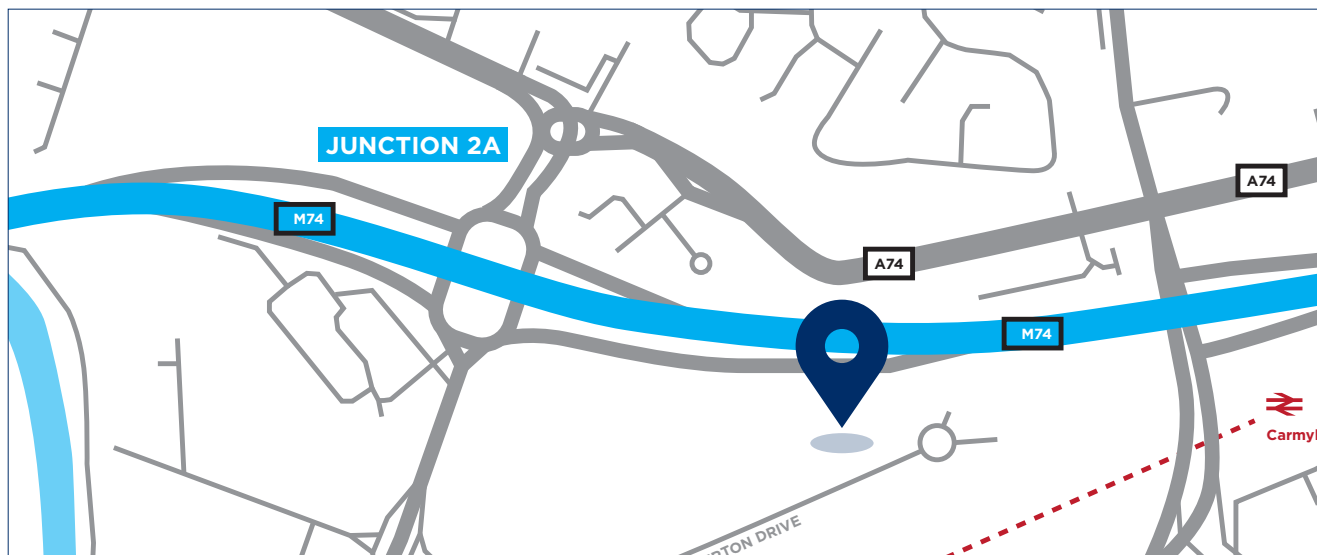
DESCRIPTION

The property comprises a modern logistics and distribution facility, totalling 61,199 sq ft (5,685 sq m), together with a substantial secure yard and parking.

The building is of steel portal frame construction, with external elevations formed of profile metal cladding and a pitched profile metal clad roof incorporating translucent panelling.

There is a large yard to the rear which has vehicular access from both the east and west side of the property, providing 360-degree access. There is customer car parking to the front of the property, with approximately 68 car parking spaces.

The warehouse has a concrete floor slab and is accessed via 6 loading bays. It has an eaves height of 6.62 metres and also contains a small mezzanine level stage area. Office accommodation is situated at the front of the property and is arranged over ground floor and first floor levels.



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ACCOMMODATION

The property extends to the following Gross Internal Area:

Unit	sq m	sq ft
Warehouse	4,140	44,563
Office	1,225	13,186
Mezzanine	320	3,450
Total	5,685	61,199

The total site area is estimated at 2.16 hectares (5.34 acres) equating to a low site coverage of 26%.

TENURE

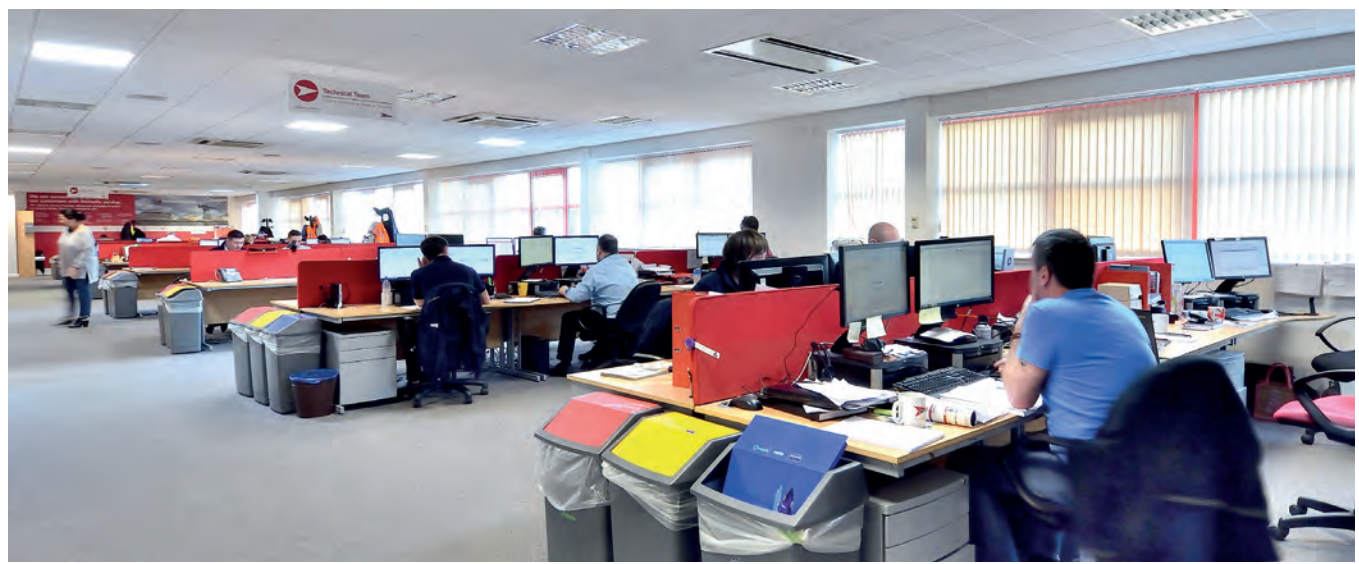
Heritable Interest (Equivalent of English Freehold).

TENANCY

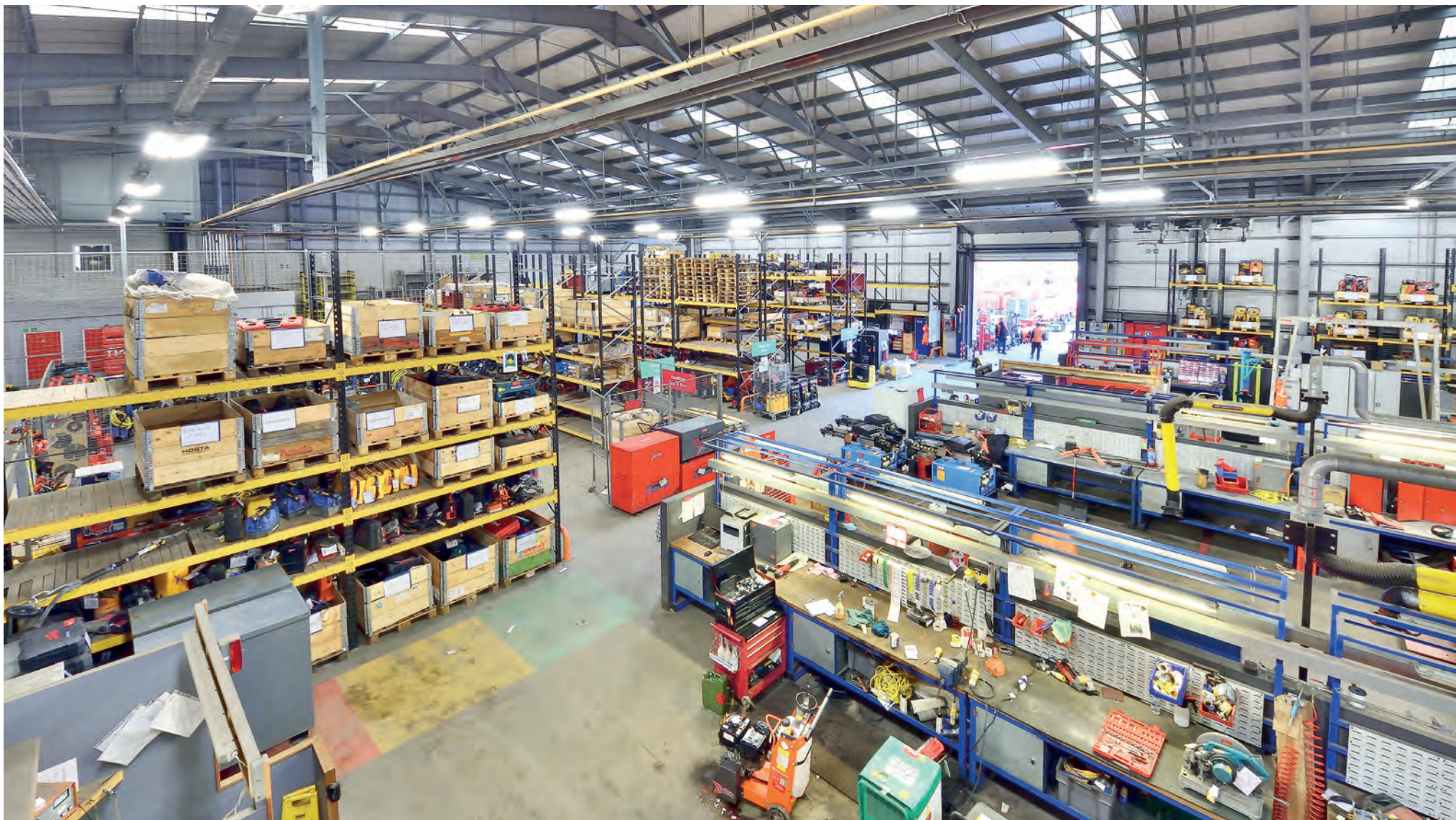
The property is let on a Full Repairing and Insuring lease to Speedy Asset Services Limited, t/a Speedy Hire, until 4 June 2023.

The passing rent is **£320,000 per annum**. The next rent review is on 5 June 2018. This equates to a low overall rate of £5.22 per sq ft.

A copy of the lease is available upon request.



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COVENANT

Speedy Asset Services Limited is the largest tool, plant and specialist equipment hire provider in the UK.

The company was founded in 1977 and provides a full range of specialist power, survey and lifting solutions, as well as professional training and a full range of support services from over 200 depots across the UK and Ireland.

The Dun & Bradstreet rating score for Speedy Asset Services Ltd is 5A2, which represents a 'low to moderate' overall business risk. Experian rate the company as 100/100 representing 'very low risk'.

EPC

The property has an EPC rating of D47.

VAT

The property is elected for VAT and VAT will be payable on the purchase price. It is anticipated that the purchase can be treated as Transfer of a Going Concern.

DATA ROOM

A data room containing a copy of the lease and EPC is available on CBRE Deal Flow. www.cbredealfow.com

PROPOSAL

Our client is seeking offers in excess of **£4,500,000 (four million pounds)**, subject to contract and exclusive of VAT. A purchase at this level will provide an **attractive net initial yield of 6.70%** after the deduction of purchaser's costs of 6.08%.

CONTACTS:

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