

PRIME, MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY

LANGLANDS
COMMERCIAL PARK

KELVIN SOUTH, EAST KILBRIDE, G75 ORH


KNIGHT PROPERTY GROUP



EXECUTIVE SUMMARY

- » 100% prime multi let industrial estate strategically located in the established industrial location of Kelvin South, East Kilbride.
 - » Completed in April 2021, the subjects comprise a highly specified modern industrial estate including 6.74m eaves height, electric roller shutter doors, high performance insulated cladding with 4 parking spaces per unit.
 - » Multi let to 6 occupiers including Strachan & Kemp, All Terrain Electrical Ltd and James Raeburn & Sons.
 - » Extending to a total built GIA of 25,000 sq ft arranged over 10 units.
 - » Attractive WAULT to expiries of 7.91 years and to breaks of 4.41 years.
 - » The asset produces a total passing rent of £226,250 per annum, reflecting an average rent of only £9.05 psf with genuine future rental growth potential.
 - » Potential to add to landholding via acquisition of future phase buildings when developed.
 - » Heritable Title (Scottish equivalent of English Freehold).
-
- » Offers in excess of £3,400,000, are invited for the benefit of our clients heritable interest (Scottish equivalent to English freehold) subject to contract and exclusive of VAT. A purchase at this level would provide a very attractive net initial yield of 6.25% and a capital value of £136 psf assuming purchasers costs of 6.46%.



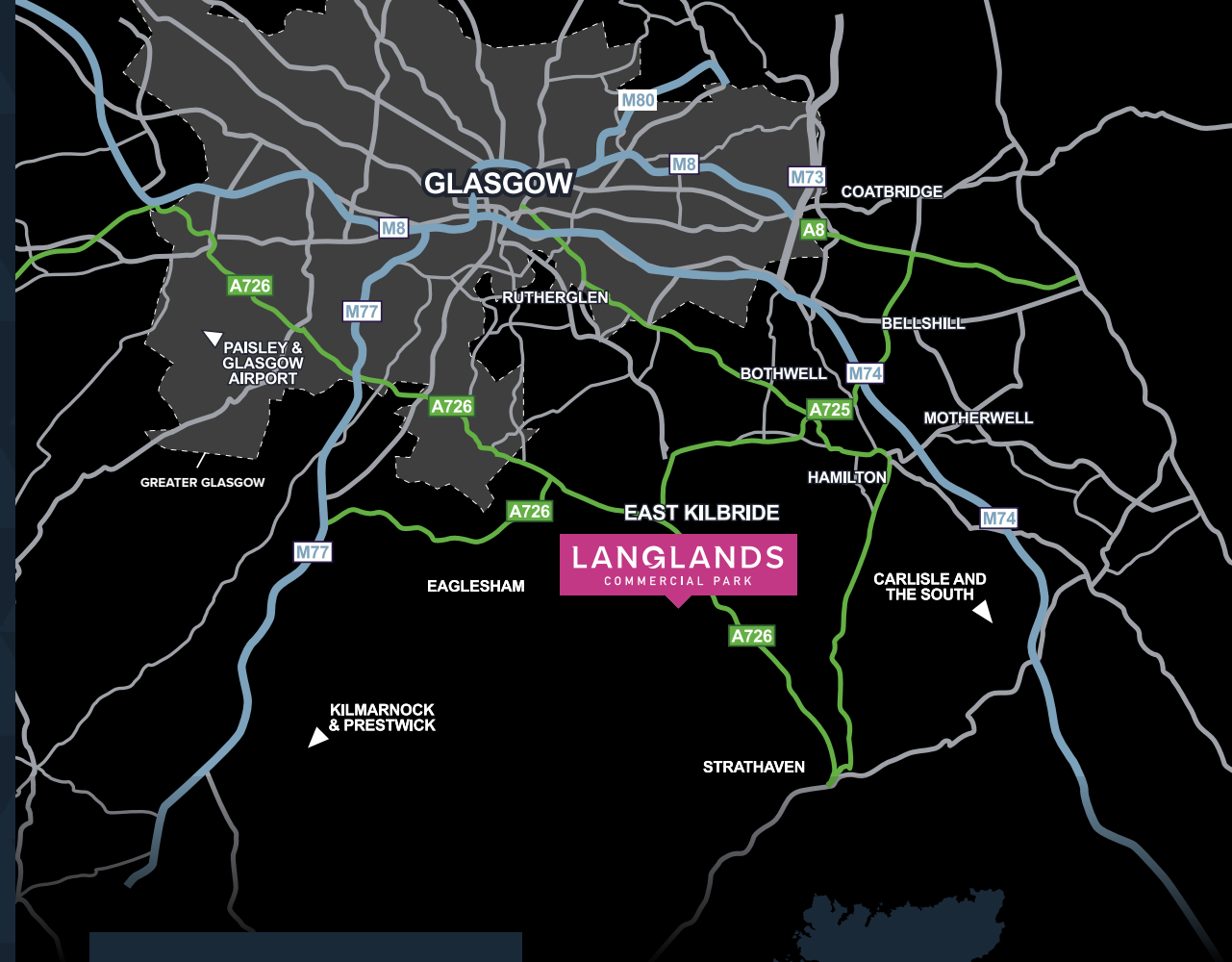
LOCATION

Designated Scotland's first new town in 1947, East Kilbride has grown to become the country's 6th most populated town. Located 13 miles south of Glasgow city centre, East Kilbride is a well established business location with excellent connectivity locally and wider across the central belt.

Langlands Commercial Park is located in the well established industrial hub of Kelvin South, located at the southern boundary of the town.

Accessed off Kelvin Park South Road, Langlands Commercial Park is prominently situated fronting Hurlawcrook Road with immediate access to the A726, connecting Langlands to the East Kilbride Expressway and onwards to the M74 and M8 to the north east and M77 to the west.

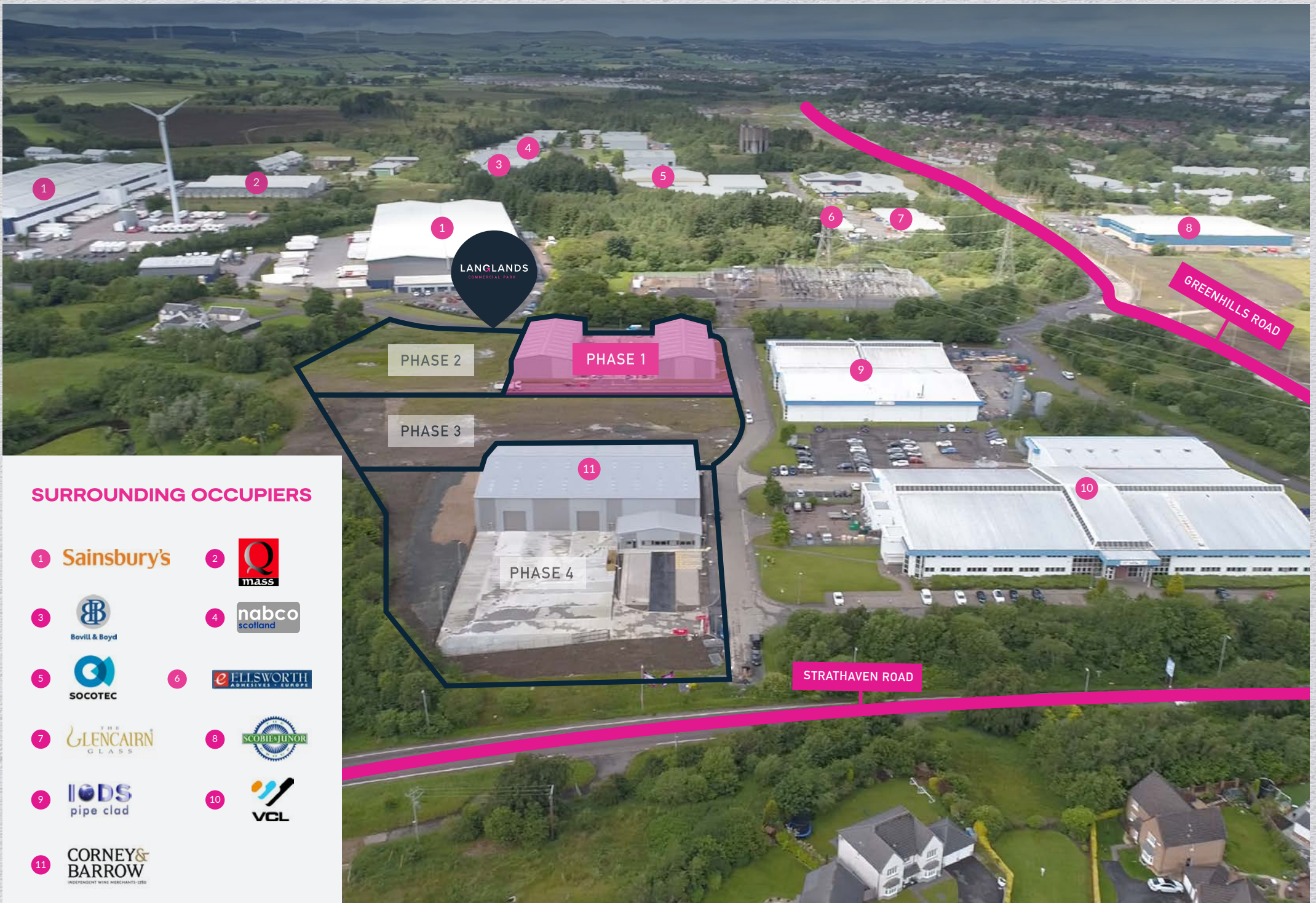
Occupiers in close proximity include Sainsburys Distribution, Glenalmond Group, Marwood, Q Mass, IODS and VCL.



TRAVEL DISTANCES

Glasgow	19 miles
Stirling	35 miles
Edinburgh	40 miles
Aberdeen	154 miles
Manchester	210 miles





SURROUNDING OCCUPIERS

- 1 **Sainsbury's**
- 2 
- 3 
Bovill & Boyd
- 4 
- 5 
SOCOTEC
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 
CORNEY & BARROW
INDEPENDENT WINE MERCHANTS GB

SPECIFICATION

Whilst not exhaustive, the specification includes:

- » 6.74m external eaves height
- » High performance insulated cladding
- » Electrically operated roller shutter doors
- » Well proportioned single office with W.C in each unit
- » 10% roof lights
- » 4 parking spaces per unit including one DDA space
- » 4 electric charging points
- » EPC Ratings of "C" (31-33)



THE DEVELOPER



KNIGHT PROPERTY GROUP

Established in the north east of Scotland in 1987, Knight Property Group is an award winning developer, renowned for the development and delivery of speculative and pre-let commercial properties across the logistics, office, industrial and trade counter sectors. Active throughout Aberdeen, the north east and central belt of Scotland, Knight Property Group has developed market leading sites including The Capitol, Union Street, Westpoint Business Park, Prospect Park, Kirkhill Commercial Park, Altens Trade Park and Belgrave Logistics Park, currently the largest ongoing speculative logistics development in Scotland.

The asset was built by way of a Design and Build style contract. Warranties will be available from the design team and main contractor.



TENANCY INFORMATION

Tenant	Unit	Size (sq.ft)	Rent (£/pa)	Rent (£/sq.ft)	Lease Start	Lease Expiry	Next Review	Break Option	EPC Rating	Comments
Anzada & Co Ltd	1a	2,500	£22,500	£9.00	08/11/2021	07/11/2031	08/11/2026	07/11/2026	C33	Deposit of £6,750 held.
All Terrain All Electrical Ltd	1b & 1c	5,000	£45,000	£9.00	08/04/2022	25/08/2032	26/08/2027	26/08/2027	C32	Deposit of £27,000 held. Rent review to the higher of OMRV/RPI (2%-4%)
All Terrain All Electrical Ltd	1d	2,500	£22,500	£9.00	26/08/2022	25/08/2032	26/08/2027	25/08/2027	C32	Deposit of £13,500 held. Rent review to the higher of OMRV/RPI (2%-4%)
ETS (Electrical and Technical Services)	1e	2,500	£22,500	£9.00	01/06/2022	31/05/2032	01/06/2027	31/05/2027	C33	Deposit of £9,000 held.
RGM Vent Limited	1f	2,500	£22,500	£9.00	23/05/2022	22/05/2027		22/05/2025	C33	
James Raeburn and Sons Ltd	1g	2,500	£22,500	£9.00	15/09/2022	14/09/2027			C31	Deposit of £9,000 held.
Vacant (Rent, Rates and Service Charge Guarantee)	1h	2,500	£22,500	£9.00						Vendor to provide 12 months, rent, rates and service charge guarantee from the point of sale.
Strachan & Kemp	1i	2,500	£23,750	£9.50	01/08/2022	31/07/2032	01/08/2027	31/07/2028	C31	
Strachan & Kemp	1j	2,500	£22,500	£9.00	28/02/2022	31/07/2032	28/02/2027	31/07/2028	C33	Deposit of £13,500 held.
TOTALS		25,000	£226,250							



SERVICE CHARGE

For the year ending 31st March 2023, the service charge equates to £1.01 per sqft. There is no service charge shortfall. Further information is available in the dataroom.



COVENANT INFORMATION

Anzada & Co Ltd

Established in 2010, Really Awesome Coffee specialise in mobile coffee, delivering coffee to offices and events across Scotland. The business also carries out bespoke conversions of Land Rover Defender coffee vans.

Learn more:
www.reallyawesomcoffee.co.uk

All Terrain All Electric Ltd

All Terrain All Electric Ltd is an innovative start up developing a back to basics and utilitarian electric 4x4 with the Munro SUV a fully electric car designed and manufactured in the UK.

The company has an Experian rating of 38/100 denoting an 'Above Average Risk' risk of business failure.

Learn more:
www.munro-ev.com

Electrical and Technical Services

Electrical and Technical Services provide domestic and commercial services including installation, design and build and testing.

The company has an Experian rating of 49/100 denoting an 'Above Average Risk' of business failure.

Learn more:
www.etservices.co.uk

Strachan & Kemp

Strachan & Kemp provide facilities and property management support services to the commercial sector, with services including maintenance, repairs, contract cleaning and waste management.

The company has an Experian rating of 94/100 denoting a 'Very Low Risk' of business failure.

Learn more:
www.strachanandkemp.co.uk



RGM Vent Ltd

RGM Vent Ltd is a Northern Ireland based company offering design, manufacturing and installation expertise across the UK.

The company has an Experian rating of 100/100 denoting a 'Very Low Risk' of business failure.

Learn more:
www.rgmvent.com

James Raeburn and Sons Ltd

James Raeburn and Sons Ltd rent and lease cars and light motor vehicles across the central belt.



RENTAL PAYMENT HISTORY

The development was completed in April 2021. To date, the estate has enjoyed a good rental payment history. Supporting information is contained within the dataroom.



SCOTTISH INDUSTRIAL MARKET

The industrial sector has been one of Scotland's stand out performers over the last 18 months.

Driven by a strong occupational backdrop with low levels of supply and positive rental growth, prime Scottish industrial yields have reached 3.60% with limited availability of modern, good quality stock creating competitive tension in the market.

Prime Scottish industrial yields continue to trade at a discount against best locations south of the border.

This yield gap has attracted interest from a truly global investor base. With macroeconomic factors impacting the UK commercial property market it is anticipated that investors will prepare for a flight to quality, targeting modern, well specified, energy efficient industrial assets. Developments such as Langlands Commercial Park are perfectly placed to provide investment performance going forward.

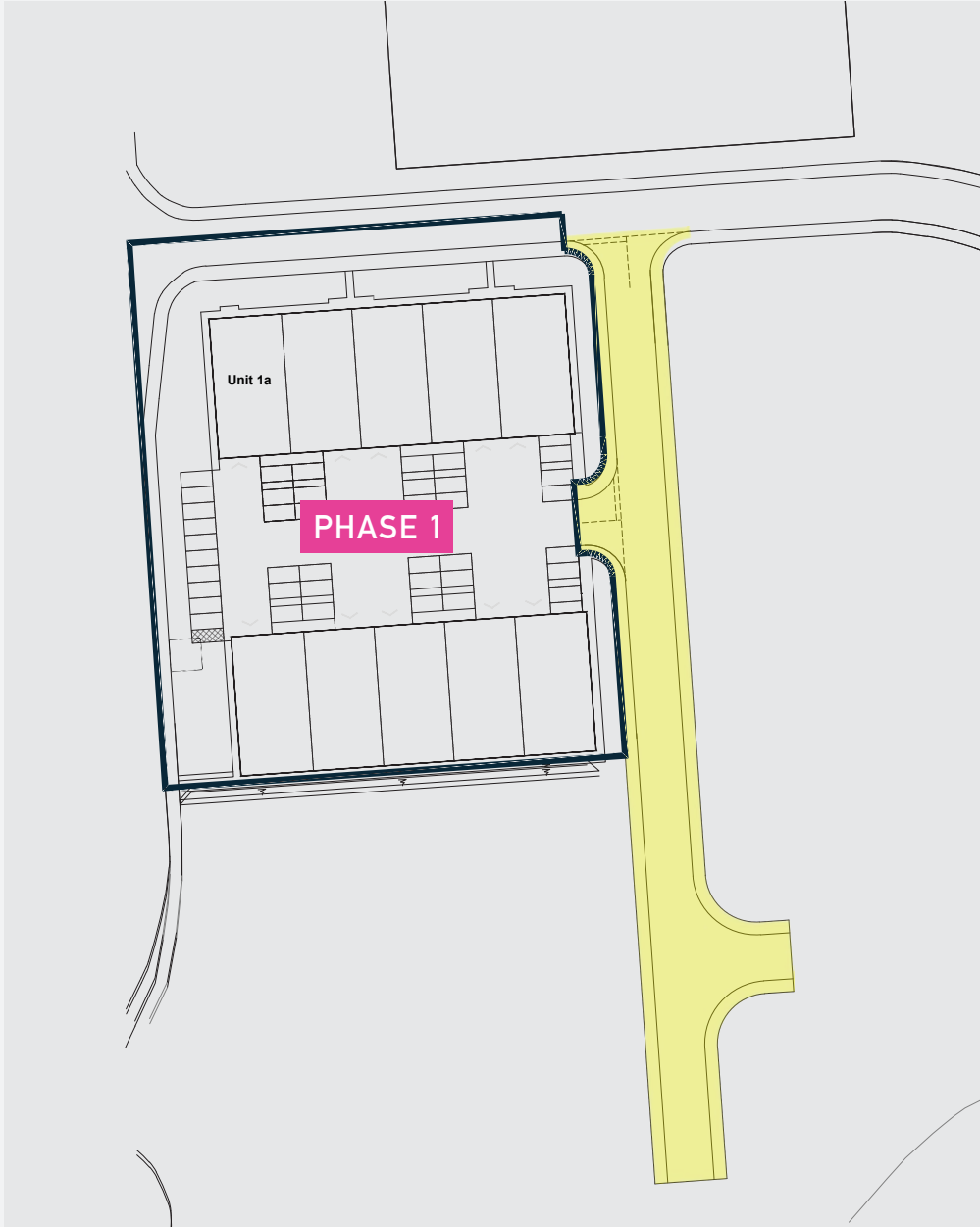
A flavour of some recent multi let investment transactions are highlighted below.

Address	Date	Size (sq.ft)	Price (Capital rate sq.ft)	Yield	Purchaser
The Cesaer Portfolio	Jan-22	169,998	£24.25m/£143	5.20%	Ribston
Citylink Industrial Estate, Helen Street, Glasgow	Dec-21	56,550	c£6.97m/£123	c4.88%	Nuveen
Harmony Court, Glasgow	Dec-21	48,169	£5.25m/£109	5.60%	Industrials REIT
Ibrox Business Park, Glasgow	Sep-21	78,764	£10.04m/£127	5.25%	Mileway
Stenhouse Mill Wynd Industrial Estate, Edinburgh	Mar-21	63,182	£8.44m/£134	5.48%	Kennedy Wilson
M8 Interlink Estate, Coatbridge	Dec-20	290,104	£25.40m/£88	5.67%	Northwood
Bellknowes Industrial Estate, Inverkeithing, Fife	Dec-20	138,043	£10.45m/£76	5.97%	Caisson AM
R6 Industrial Estate, Queen Anne Drive, Newbridge	Dec-20	32,009	£3.90m/£122	6.40%	Stenprop



TENURE

Heritable Title (Scottish equivalent of English Freehold).



* indicative Title plan





VAT

The property is elected for VAT, however, it is envisaged the transaction will be treated as a T.O.G.C.

ENVIRONMENTAL / SUSTAINABILITY

The development features EPC Ratings of "C" (31-33). Copies of the EPC's are available in the dataroom.

DATA ROOM

An online data room is available containing key documentation including:

- Title information
- Occupational leases
- Management, service charge and rental payment information

Access can be provided upon request.

Subject to Contract

Disclaimer: Lismore Real Estate Advisors Limited.

Notices relating to the Misrepresentation Act 1967 and Property Misdescriptions Act 1991.

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
2. All information contained in these particulars is for guidance and general information only and will be used at your own risk.
3. The particulars have been produced in good faith. We have made reasonable endeavours to ensure the accuracy of this information, however, we do not guarantee or warrant the accuracy or completeness, or factual correctness or reliability of any information contained within.
4. We do not accept any liability for any errors or omission including any inaccuracies or typographical errors. All maps and plans are provided for identification purposes only.
5. Any intending purchasers or third parties should not rely on these particulars as statements of fact but satisfy themselves by inspection or otherwise that they are correct and accurate especially in relation to floor areas and other measurements.
6. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. September 2022.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

INVESTMENT PROPOSAL

Offers in excess of £3,400,000, are invited for the benefit of our clients heritable interest (Scottish equivalent to English freehold) subject to contract and exclusive of VAT. A purchase at this level would provide a very attractive net initial yield of 6.25% and a capital value of £136 psf assuming purchasers costs of 6.46%.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS

Further information can be found via access to the data room. To make arrangements to view the property please do not hesitate to contact:



Simon Cusiter
T: 0131 202 4561
M: 07815 135 222

Chris Thornton
T: 0131 202 4565
M: 07843 975 345