



CLYDE GATEWAY TRADE PARK

Glasgow G73 1AN



INVESTMENT SUMMARY

- › Clyde Gateway Trade Park is located approximately **3 miles south east of Glasgow City Centre** and **0.5 miles north of the M74 motorway**.
- › **Heritable** Interest.
- › The asset comprises a terrace of **4 modern industrial units constructed in 2010** totalling 27,506 sqft.
- › The units benefit from a **minimum eaves height of 6.59 metres**.

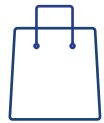
- › The accommodation is let in it's entirely to **Evolution Fasteners (UK) Limited until 13th March 2031**.
- › In **January 2023**, Evolution Fasteners (UK) Limited expanded into Unit 2C.
- › In **April 2024**, Evolution Fasteners (UK) Limited removed their March 2027 break options early across all the leases.
- › The current passing rent is **£188,824** per annum.

- › Units 2A and 2B rent reflects a rate of **£6.82 sqft** with the **next rent review due on 14th March 2026**.
- › Unit 2C rent reflects a rate of **£7.42 sqft** with the **next rent review due on 26th January 2028**.
- › Unit 2D rent reflects a rate of **£6.59 sqft** with the **next rent review due on 14th March 2026**.

› We are instructed to seek offers in excess of **£2.73 million** subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 6.50%** and a low capital value of **£99.25 sqft** assuming purchasers' costs of **6.38%**.

GLASGOW

Glasgow is the largest city in Scotland and the fourth biggest in the UK, with a population of nearly 600,000. The city has an extensive catchment with the Greater Glasgow conurbation totalling around 2.3 million and accounting for more than 40% of Scotland's population.



Glasgow is known for its retailing and is the top shopping location in Scotland and second only to London in the UK, with over half a million square metres of retail space and a shopping population of circa 2 million.



It is one of Europe's most dynamic cities with over £4.85 billion of comparison goods spend available in the catchment area is featured in the top 20 super league of major European shopping destinations by commercial expenditure. Furthermore, there are circa 2.3 million tourists drawn to Glasgow every year which increases footfall and spending.



Glasgow has an excellent reputation for education, with 5 universities and 3 super colleges. The city has a graduate level workforce above almost all major UK cities, with 46.3% of the workforce educated to degree level. Glasgow maintains a robust skills pipeline and a talented, multilingual workforce with over 130,000 students from 135 different countries.



Glasgow's conference facilities are best in class. It is home to the Scottish Event Campus (SEC) which is the UK's largest integrated conference and convention centre. The SEC has generated in excess of £1 billion through business tourism. In addition, the Scottish Hydro Arena was completed in 2013 and hosts around 140 events every year and is currently in the top 3 worldwide arena venues based on annual ticket sales.



As Scotland's economic engine, Glasgow generates over £19.60 billion GVA per annum (c £32,305 per head against the UK average of c £25,350).
Source: PWC.

These figures amount to around 16% of Scotland's output, and is the fastest growing major city economy in the UK with growth significantly outperforming all other core cities in recent years.



Glasgow is the 3rd largest financial centre in the UK and number one in Scotland for Foreign Direct Investment. The city is home to an impressive line-up of occupiers including JP Morgan, NFU Mutual, Barclay's Wealth, Morgan Stanley and Lloyd's Banking Group.

CLYDE GATEWAY REGENERATION

Who's involved?

The partners in this project, Glasgow City Council, South Lanarkshire Council, Scottish Enterprise and the Scottish Government, have formed an urban regeneration company to lead development. They have a shared vision for Clyde Gateway, and one that is supported in the local community.



AIM:



£1.5 B

£1.5 billion of private sector investment



400,000

build a total of 400,000 square meters of business space

TO DATE:



1.2 M SQFT

over 1.2m sqft of award winning commercial office and industrial business space delivered



10,000

construct 10,000 new houses from starter flats to family homes



21,000

the creation of 21,000 jobs with many of them targeted at local residents



2,800

a total of 2,800 additional businesses relocating to the area and created 5,500 jobs



20,000

increase the population of East Glasgow/South Lanarkshire by 20,000 people



£33M

local authorities received £33 million in 2022-2023 as part of the place-based investment programme with a total investment of £325m



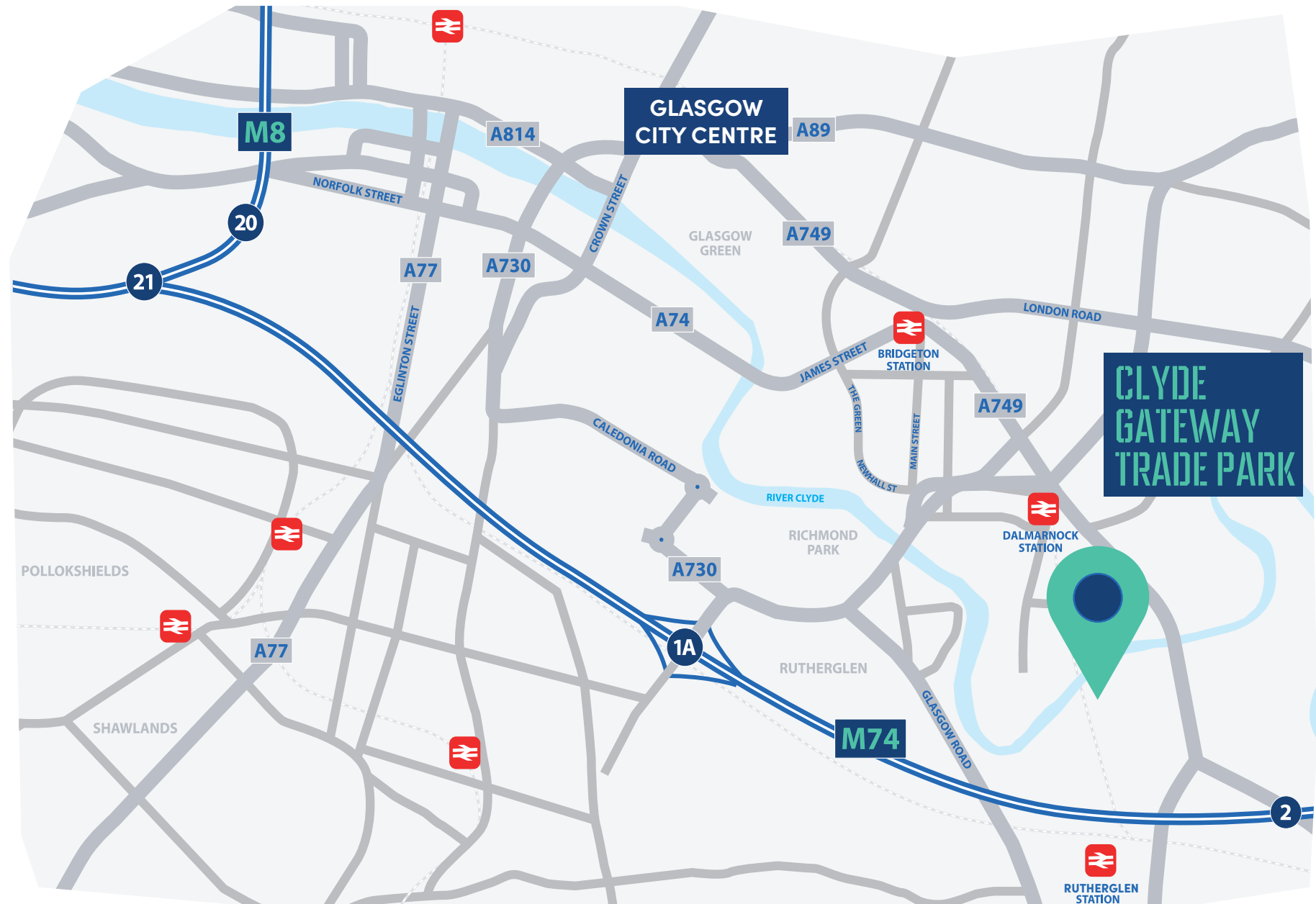
COMMUNICATIONS

Glasgow is located 45 miles west of Edinburgh and benefits from excellent transport links, with the M8 motorway passing directly through the city.

Clyde Gateway Trade Park is located approximately 3 miles south east of Glasgow city centre, in the heart of the Clyde Gateway regeneration area which has benefitted from significant investment in infrastructure and development.

Clyde Gateway Trade Park is strategically placed in relation to Scotland's wider motorway network, in close proximity to Junction 2 of the M74 motorway which provides direct access to Scotland's central belt motorway network. Its proximity to the M73/M80/M8/M9 motorways provides exceptional connectivity with direct access to Glasgow city centre, Glasgow Airport and Edinburgh. The M74 merges with the M6 to the south and constitutes the key road connection between England and Glasgow.

The subject property is accessed off a new road junction from the A724 (Dalmarnock Road) and sits in the same vicinity as Tesco Extra, Home Bargains, McDonalds, Greggs, KFC, Starbucks and Self Storage. Other nearby occupiers include Arnold Clark, Screwfix and Plumb Store.





 RUTHERGLEN STATION

M74

CLYDE GATEWAY TRADE PARK

safestore

home bargains

TESCO



RIVER CLYDE

GREGGS



DALMARNOCK ROAD

DESCRIPTION

The property forms part of a larger development which was completed in 2010. The larger estate is a double terrace format and the units benefit from communal car parking and yard area.

The subject property is a modern, multi let industrial terrace comprising of steel portal frame construction with insulated metal wall and roof cladding which benefits from translucent panels.

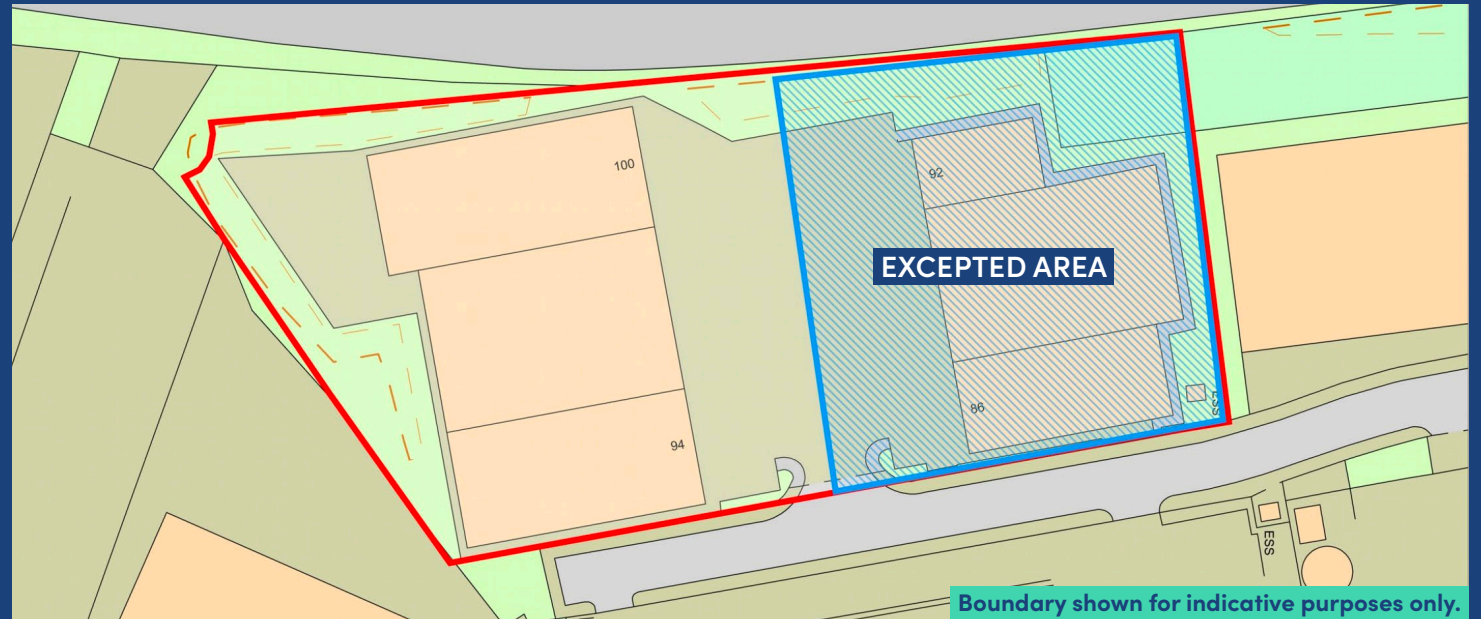
The four units have a minimum eaves height of 6.59 metres and a maximum eaves height of 8.54 metres to apex. Each unit contains a roller shutter door whilst only Unit 2D benefits from a yard area to the rear.

The common area of Clyde Gateway Trade Park, being the landscape and the yard, are managed and maintained via a service charge which is governed by the deed of conditions.



TENURE

Heritable Interest (Scottish Equivalent of English Freehold).



TENANCY

| Accommodation | Area (sqft) | Tenant | Lease Start | Lease Expiry | Rent Review | Current Rent | Rent (sqft) | Comments |
|---------------|---------------|------------------------------|-------------|--------------|-------------|-----------------|-------------|--|
| Units 2A & 2B | 14,081 | Evolution Fasteners (UK) Ltd | 14/03/2011 | 13/03/2031 | 14/03/2026 | £96,100 | £6.82 | FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed. |
| Units 2C | 5,141 | Evolution Fasteners (UK) Ltd | 26/01/2023 | 13/03/2031 | 26/01/2028 | £38,130 | £7.42 | FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed. |
| Units 2D | 8,283 | Evolution Fasteners (UK) Ltd | 05/01/2015 | 13/03/2031 | 14/03/2026 | £54,594 | £6.59 | FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed. |
| TOTAL | 27,506 | | | | | £188,824 | | |



COVENANT INFORMATION



Evolution commenced operations in the United Kingdom in 2000 with engineering, laboratory, customer, sales and distribution services based in Glasgow.

In addition to the United Kingdom Evolution serve the wider European region with operations in the Republic of Ireland and the Netherlands.

Evolution Fasteners (UK) Ltd have an Experian Rating of 98/100. A summary of March 2023 accounts are as follows:

| Accounts | 31 March 2023 |
|------------------------|-------------------|
| Turnover | £12,644,773 |
| Pre-Tax Profit | £2,541,758 |
| Total Net Worth | £8,128,553 |

OCCUPATIONAL MARKET

| Location | Tenant | Area (sqft) | Transaction Type | Headline Rent (sqft) | Net Effective (sqft) | Date | Comments |
|---------------------------------------|--------------------------------|-------------|------------------|----------------------|----------------------|--------|---|
| Woodside, Eurocentral | DPD | 70,363 | Rent Review | £8.25 | £8.25 | Jul-23 | 10 year assumed term. Rent increased at 2023 review from £6.25 sqft. |
| 85 Fullarton Drive, Cambuslang | Speedy Hire | 61,500 | Lease Renewal | £8.50 | £8.28 | Jun-23 | 10 year lease renewal with no breaks. 6 months rent free. |
| 64 Fullarton Drive, Cambuslang | Righton & Blackburns | 20,621 | Rent Review | £8.75 | £8.75 | Apr-23 | The property is leased on FRI terms, subject to a Schedule of Condition. |
| Brittain Way, Eurocentral | Warburtons | 20,456 | Rent Review | £10.25 | £10.25 | Apr-23 | Site density of 23%. 10 year assumed term. |
| 1 Drumhead Road, Cambuslang | MPC Embroidery | 24,616 | New Letting | £9.95 | £9.18 | Mar-23 | New 15 year lease with a break option at year 10. 12 months rent free. |
| Unit 621, Clyde Gateway East, Glasgow | Greencore Foods | 16,300 | Rent Review | £8.50 | £8.50 | Jan-23 | 10 year assumed term |
| Unit 623, Clyde Gateway, Glasgow | Dentec | 21,640 | Rent Review | £8.25 | £8.25 | Jan-23 | 10 year assumed term |
| 4 Bell Drive, Hamilton | Galaxy Insulation & Dry Lining | 36,000 | New Letting | £8.50 | £7.93 | Dec-22 | New 15 year lease with no breaks. 15 months rent free. |
| 51 McNeil Drive, Eurocentral | Biffa Waste Services Ltd | 52,459 | New Letting | £8.50 | £8.31 | Dec-22 | New 20.75 year lease with break option in 10.75 years. 6 months rent free. Schedule of condition. |
| Unit 620, Clyde Gateway East, Glasgow | Glacier Energy | 21,173 | Rent Review | £8.75 | £8.75 | Aug-22 | 10 year assumed term. |

INVESTMENT MARKET

| Location | Price | NIY | Capital Value (sqft) | Tenant | Experian Rating | Unexpired Term | Rent (sqft) | Size (sqft) | Date | Tenure | Comments |
|---|---------|-------|----------------------|--|-----------------|---------------------------|-------------|-------------|--------|----------------------|--|
| 4 Condor Glen, Eurocentral | £8.70m | 6.12% | £120 | Stapletons (Tyre Services) Ltd | 61 | 7.5 years | £7.84 | 72,387 | Apr-24 | Heritable | Lease extended in 2020. Rent review due in November 2027. |
| Gartcosh Industrial Estate | £6.875m | 6.79% | £117 | DX Network, Vision Vehicle and Dreams Ltd | 100/86/100 | 8.94 years (6.76 years) | £8.75-£9.00 | 58,998 | Apr-24 | Heritable | Phased completion between 2020 and 2023. Rent reviews due between 2025 to 2028. |
| James Street, Righhead Industrial Estate, Bellshill | £2.31m | 6.25% | £105 | Fedex Express Transportation Ltd | 100 | 1.50 years | £7.00 | 21,800 | Dec-23 | Leasehold (93 years) | |
| Cullen Square, Livingston | £6.25m | 6.83% | £76 | UK Mail Group plc and Crown Worldwide Holdings Ltd | 100 | 2.7 years | £5.25-£6.25 | 81,288 | Dec-23 | Heritable | |
| 100 Cambuslang Road | £6.34m | 6.00% | £128 | Royal Mail Group Ltd | 53 | 4 years | £8.26 | 49,150 | Nov-23 | Heritable | Rent increased at 2022 review from £6.35 sqft |
| 120 Cambuslang Road | £3.40m | 6.00% | £116 | Ferraris Piston Service Ltd | 100 | 7 years | £7.00 | 29,287 | Nov-23 | Heritable | Next rent review due in October 2025. |
| 51 McNeil Drive, Eurocentral | £6.74m | 6.20% | £128 | Biffa Waste Services Ltd | 71 | 20.75 years (10.75 years) | £8.50 | 52,459 | Oct-23 | Heritable | New 20.75 year lease with a break in 10.75 years. 5 yearly OMV rent reviews. Tenant not in occupation. |

SERVICE CHARGE

The service charge currently runs at £0.39 sqft. The road leading to the subject premises has not been adopted. The repair and maintenance of the road is split between the surrounding occupiers.

EPC

The EPC's are as follows:

| Unit | Rating | Valid Until |
|---------|--------|-------------|
| 2D | B (29) | 22/11/2032 |
| 2A & 2B | C (34) | 18/03/2025 |
| 2C | D (54) | 23/03/2025 |

DATA ROOM

An online data room is available and access can be provided upon request.

VAT

The property is elected for VAT however it is envisaged that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

PROPOSAL

We are instructed to seek offers in excess of **£2.73 million** subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 6.50%** and a low capital value of **£99.25 sqft** assuming purchasers' costs of **6.38%**.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire Units 2A-D, Clyde Gateway Trade Park.

CLYDE GATEWAY TRADE PARK

CONTACT

To discuss this opportunity further, or to arrange an inspection, please contact:

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May 2024

Produced by Designworks.