



CLYDE GATEWAY TRADE PARK

Glasgow G73 1AN

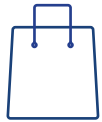


INVESTMENT SUMMARY

- › 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 27,421 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 **£252,565** per annum.
- › March 2026 rent reviews of Units 2A & B and Unit 2D have taken the rents to **£9.60 sqft**.
- › Unit 2C rent reflects a rate of **£7.50 sqft with the next rent review due on 26th January 2028**.
- › We are instructed to seek offers in excess of **£3,250,000** subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 7.30%** and a low capital value of **£119 sqft** assuming purchasers' costs of **6.45%**. Assuming a rate of £9.60 psf on Unit 2C takes the **reversionary yield to 7.61%** in January 2028.

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 public and private sector investment



£100M

over £100m of development currently underway across industrial, hotel and retail sectors



400,000

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



21,000

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



20,000

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



10,000

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

TO DATE:



1.2 M SQFT

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



2,800

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



£33M

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

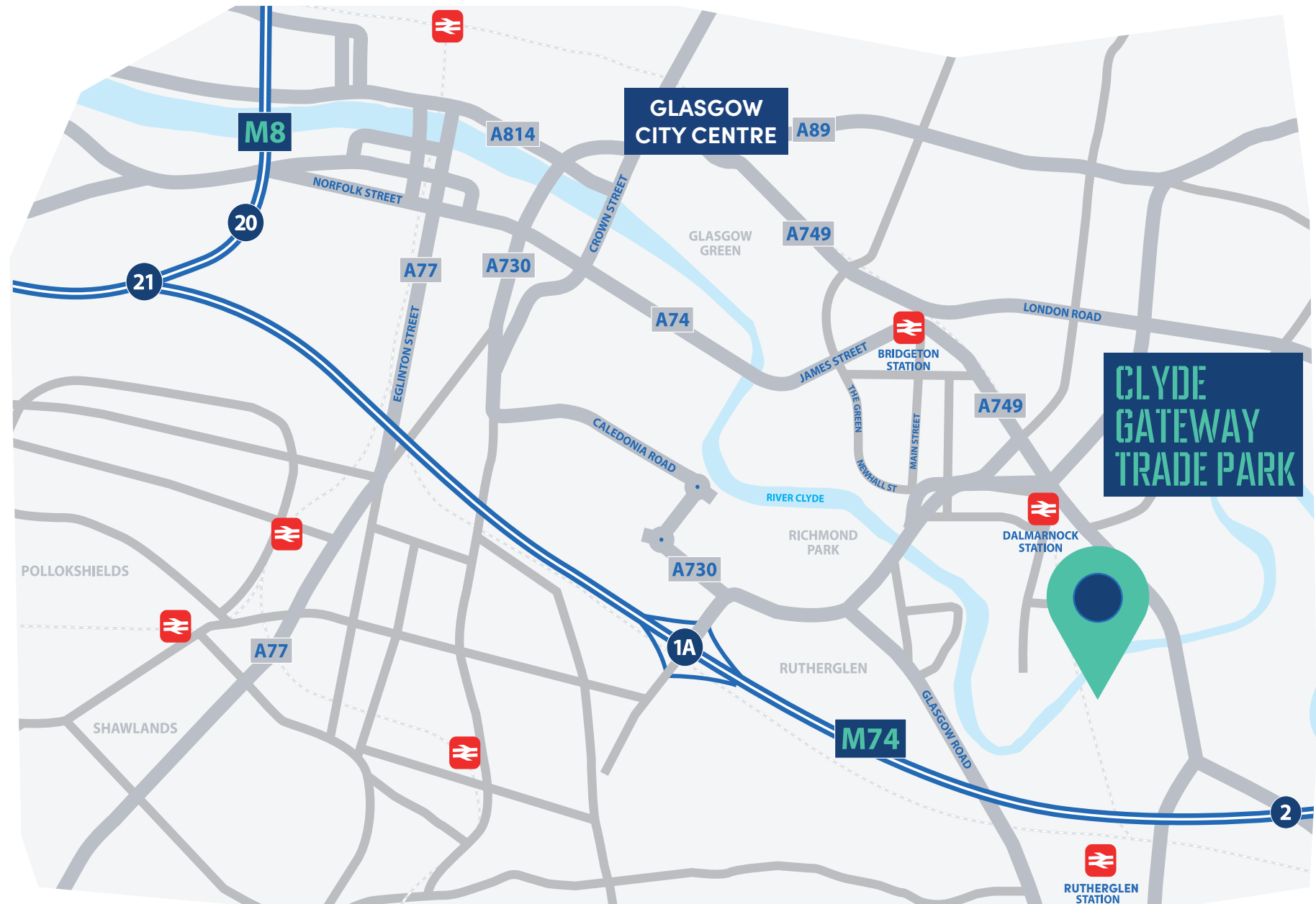
COMMUNICATIONS

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.





M74

RUTHERGLEN STATION

CLYDE GATEWAY TRADE PARK

safestore

TESCO



home bargains



RIVER CLYDE

GREGGS



DALMARNOCK ROAD

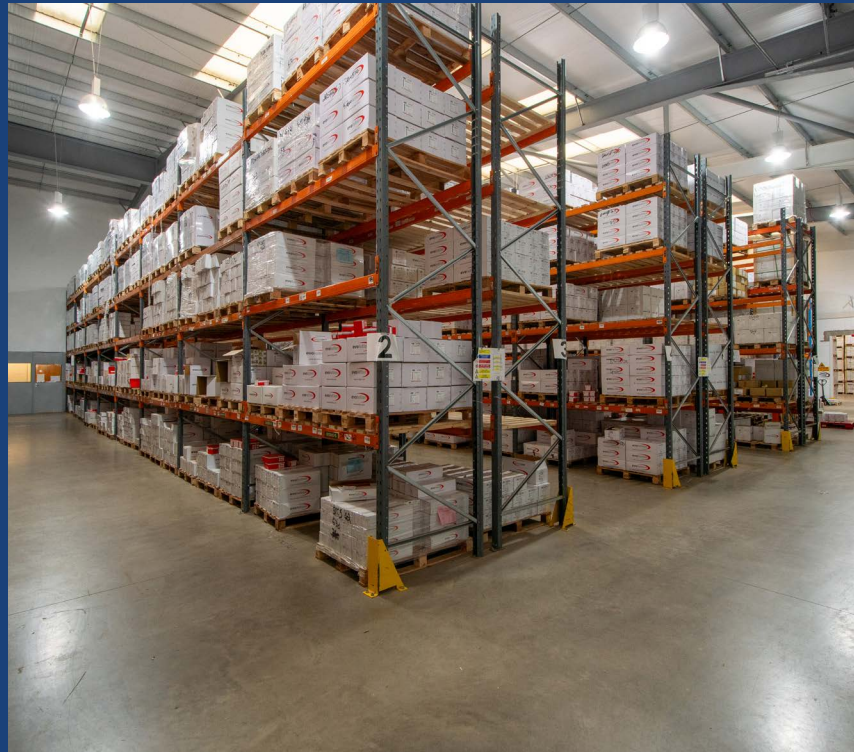
DESCRIPTION

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	14,237	Evolution Fasteners (UK) Ltd	14/03/2011	13/03/2031		£136,675	£9.60	FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed.
Unit 2C	5,084	Evolution Fasteners (UK) Ltd	26/01/2023	13/03/2031	26/01/2028	£38,130	£7.50	FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed.
Unit 2D	8,100	Evolution Fasteners (UK) Ltd	05/01/2015	13/03/2031		£77,760	£9.60	FRI terms. SoC attached to the lease. 14th March 2027 tenant break option removed.
TOTAL	27,421					£252,565		



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.

A summary of Evolution Fasteners (UK) Ltd last three sets of accounts are as follows:

Accounts	31 March 2025	31 March 2024	31 March 2023
Turnover	£13,245,828	£12,021,564	£12,644,773
Pre-Tax Profit	£2,760,637	£2,561,191	£2,541,758
Total Net Worth	£10,210,048	£9,683,006	£8,128,553

INVESTMENT MARKET

Property Address	Town	GIA (sqft)	Price	NIY	Capital Value (sqft)	Tenants	Ave Unexpired Term	Rent (£/sqft)	Age	Date
Units 1-3, Calder Park	Coatbridge	14,966	£2,000,000 (quoting)	6.57% (quoting)	£133 (quoting)	Screwfix, Toolstation and City Plumbing	5.29 years	£9.00 - £10.00	1994	Under Offer
55 Fullarton Drive	Cambuslang	80,224	£10,850,000	4.67%	£135	SP Distribution Limited	5.50 years	£6.74	2009	Apr-26
Clyde Gateway East Business Park	Glasgow	59,207	£10,000,000	3.46% (RY 6.18%)	£169	Turbine Services & Glacier Machining Solutions	10.00 years	£11.50 - £12.00	2024	Jul-25
30 Coddington Crescent	Eurocentral	72,422	£9,940,000	5.80%	£137	SiG Trading Limited	9.10 years	£8.49	2006	Dec-24
9 Brittain Way	Eurocentral	40,644	£6,000,000	4.77%	£147	James Latham	9.30 years	£7.50	2006	Dec-24
2 Ellismuir Way, Tannochside	Uddingston	42,345	£5,350,000	6.87%	£126	Dfyne	10.00 years (TBO 7.00 years)	£9.25	2023	Sep-24
Gartcosh Industrial Estate	Gartcosh	58,998	£6,875,000	6.79%	£117	DX Network, Vision & Dreams	6.36 years	£7.50 - £9.00	2021	Jun-24
Apex, 28 Townhead Drive, Eurocentral	Eurocentral	72,387	£8,700,000	6.12%	£120	Stapletons Tyres	7.68 years	£7.25	2011	Apr-24
14, 44, 64 & 104 Fullarton Drive	Cambuslang	126,963	£14,725,000	6.12%	£116	Royal Mail, Siemens, Righton and Blackburns, DPD	4.10 years (TBO 3.51 years)	£6.65 - £8.80	1998 - 2000	Apr-24
100 Cambuslang Road	Cambuslang	49,150	£6,350,000	6.00%	£129	Royal Mail	4.00 years	£8.26	2007	Nov-23
120 Cambuslang Road	Cambuslang	29,287	£3,400,000	5.66%	£116	Ferraris Piston Services	7.00 years	£7.00	2007	Nov-23

SERVICE CHARGE

The service charge currently runs at £0.50 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, valid until April 2035, are as follows:

Unit	Rating
2A & 2B	A (06)
2C	A (03)
2D	A (03)

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

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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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June 2026

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