Prime, highly reversionary, multi let industrial investment opportunity

PLAY VIDEO

LANGLANDS BUSINESS PARK

Langlands Place
Kelvin South Business Park
East Kilbride
G75 0YF







EXECUTIVE SUMMARY

Rare opportunity to acquire a highly reversionary multi let industrial opportunity

Situated within East Kilbride, a well-established industrial location, **12 miles south of Glasgow**.

Strategically **positioned 7.5 miles from Junction 6 of the M74 motorway**.

Heritable Interest (Scottish equivalent of English Freehold).

Total site area of 8.34 hectares (20.61 acres) reflecting a **low site density of 16.5%.**

Self-contained estate comprising 24 units totalling 147,994 sqft with units ranging from 2,277 sqft to 16,392 sqft.

Attractive low capital value of £62.50 sqft

Diversified tenant base of 14 occupiers, with 9 classified as 'Low Risk' or 'Very Low Risk' by Experian.

Triple net income, after allowance for rates and service charge shortfall over Unit 33 is £912,242 per annum.

Rents ranging from £4.98 - £9.60 psf (recent letting over smaller units providing new rental tone at close to £9.50 psf

WAULT of 2.26 **years to breaks** and 4.53 **years to expiries**.

1.44 acres of potential development land, subject to planning.

87.5% occupancy with clear **opportunity to capture remaining reversion**.

34% of the contracted income is from rents passing off less than £6.00/sqft.

60% of the contracted income is subject to a rent review or lease expiry in the next 24 months.

Proposal

We are instructed to seek offers in excess of £9,250,000 (Nine Million, Two Hundred and Fifty thousand pounds) for the benefit of our clients heritable interest subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 9.24%, assuming purchasers costs of 6.68%.


EAST KILBRIDE
South Lanarkshire College East Kilbride
LANGLANDS BUSINESS PARK
A726
DSV
REVIVED EQUIPMENT
KELVIN INDUSTRIAL ESTATE
KELVIN SOUTH BUSINESS PARK
ELLSWORTH TOOLING · SOLUTIONS
LetMeRepair
Sainsbury's
GREENHILLS ROAD
LANGLANDS PLACE
LANGLANDS DRIVE
Q mass
DEVELOPMENT LAND (1.44 acres)
Shaded units are under separate ownership.

LOCATION & CONNECTIVITY

As Scotland's largest urban conurbation, Greater Glasgow has a population of approximately 1.9 million and a well-established industrial property market. Historically a centre for heavy manufacturing, its access to major ports, rail freight terminals and the M8 and M74(M6) motorways make it a key industrial and logistics hub, particularly around Glasgow Airport, Eurocentral and Cambuslang. Glasgow benefits from excellent road connections, with the M8 running through the city centre and giving direct access eastwards to Edinburgh. Glasgow is connected to the south via the M74 which merges into the M6 at Carlisle, providing a direct route to Manchester, Birmingham and onward connections to London. The M80 connects Glasgow to Stirling and the wider motorway network to the north.

Glasgow Airport is located approximately 10 miles west of Glasgow city centre. The airport handled 8.84 million passengers in 2019 (pre-Covid-19) and has returned close to these numbers over the last 12 months. Airlines operating from the airport include British Airways, Lufthansa, KLM, Easyjet and Ryanair, flying to over 100 destinations.

Glasgow benefits from excellent road connections, with the M8 running through the city centre and giving direct access Eastwards to Edinburgh.





Drive Times	Destination	Distance	Approx. Drive Time
	Glasgow City Centre	12 miles	25–30 mins
	Edinburgh	48 miles	1 hr 5 mins
	Aberdeen	145 miles	2 hrs 50 mins
	Manchester	215 miles	3 hrs 45 mins
	London	405 miles	7 hrs 15 mins





SITUATION

Located just 12 miles south of Glasgow, East Kilbride benefits from robust transport connections, offering convenient access to the wider Greater Glasgow network while providing an established secondary location for industrial and commercial occupiers.

The estate is situated within the established Langlands and Kelvin South Business Parks area of East Kilbride, positioned close to Sainsbury's 200,000 sq.ft logistics hub. East Kilbride offers a strong regional labour catchment as Scotland's most successful new town.

The estate is accessed via Langlands Drive which provides connectivity to the A726 linking East Kilbride to the M77, and the A725 East Kilbride Expressway providing fast connections to the M74/M8 corridors. Both strategic routes are readily accessible from Langlands Business Park, supporting efficient distribution across central Scotland and beyond.



Situated within East Kilbride, a well-established industrial location, 12 miles south of Glasgow.

VIEW ON GOOGLE

TENURE

The property is held under Heritable Title (Scottish equivalent of English Freehold). The total site area is approximately 8.34 hectares (20.61 acres).



Units outlined in blue are under separate ownership.



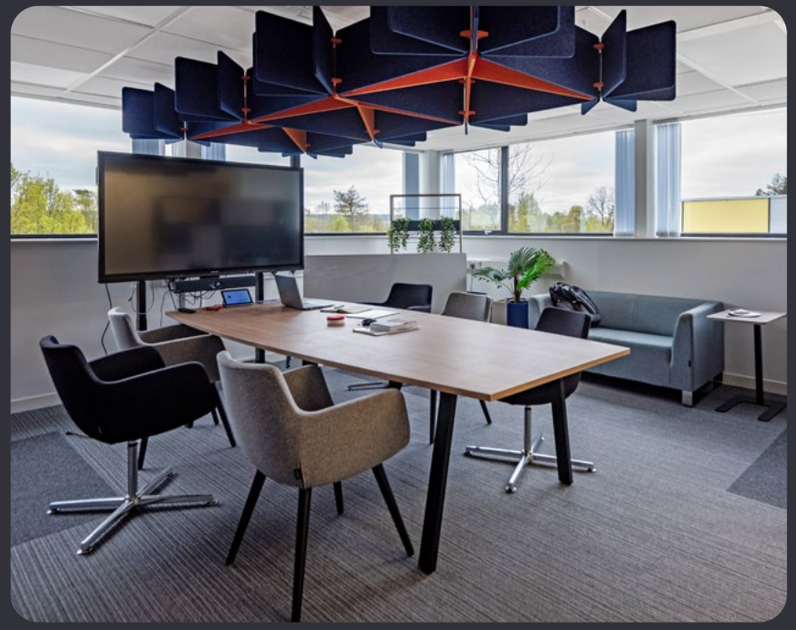
DESCRIPTION

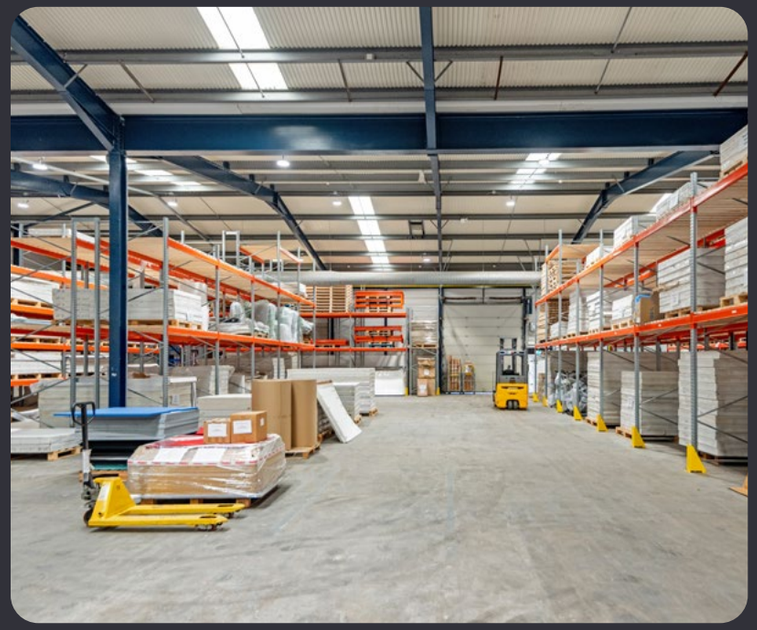
Langlands Place forms part of a well established industrial estate comprising a selection of modern, well maintained units set within a spacious and attractive cul-de-sac developed in the 1990s. **The offering comprises 24 units, arranged across nine blocks, incorporating both terraced and semi detached configurations.**

Each building is of steel portal frame construction with internal blockwork walls and insulated cladding. Roofs are pitched and finished in long life aluminium sheeting, supplemented by translucent roof panels to maximise natural light.









Internally, the units provide a mix of warehouse and office accommodation. Each unit has dedicated car parking and an associated yard area, providing practical and accessible accommodation for a wide variety of occupiers. Langlands Place is adopted and maintained by South Lanarkshire Council, ensuring consistent upkeep and infrastructure reliability.

The asset has benefitted from the refurbishment of 11 units since 2022, with substantial asset management works already undertaken and continued upside remaining. Typical refurbishments undertaken included full removal of previous tenant fit-outs and delivery in white-box condition, with refurbished front-of-house office accommodation.

ACCOMMODATION

The estate consists of **24 industrial units with a total gross internal floor area of approximately 13,749 sqm / 147,994 sqft.** The breakdown of the floor areas for each individual unit is set out within the schedule below. The gross internal areas undernoted are calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

UNIT NAME	UNIT AREA (SQ FT)
Unit 1	16,260
Unit 2 & 4	4,629.5
Unit 3	16,392
Unit 6	2,314.75
Unit 8	2,314.75
Unit 9	6,881
Unit 11	6,874
Unit 14	16,208
Unit 15	6,877
Unit 16	16,338
Unit 17	6,900
Unit 18	6,888
Unit 19	6,900
Unit 20	6,921
Unit 22	6,921
Unit 24 & 26	4,638
Unit 25 & 27	4,598
Unit 29	2,299
Unit 31	2,284
Unit 33	2,277
Unit 35	2,279
TOTAL	**147,994**



Shaded units are under separate ownership.

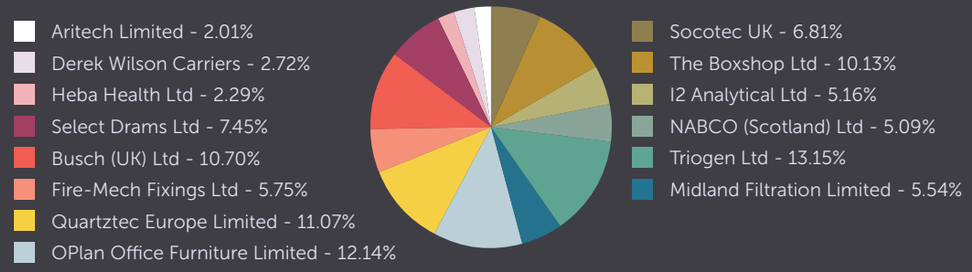
TENANCY SCHEDULE

TENANT NAME	UNIT NUMBER	UNIT AREA (SQ/FT)	CONTRACT RENT (£/PA)	CONTRACTED RENT (£/SQFT)	LEASE START DATE	BREAK DATE	RENT REVIEW DATE	LEASE EXPIRY DATE	EXPERIAN SCORE	EXPERIAN RATING	BROCHURE COMMENTS
Vacant (Guarantee)	1	16,260	£113,820	£7.00	-	-	-				12 months rent, rates and service charge guarantee to be provided by vendor.
Socotec UK	2 & 4	4,629.5	£27,546	£5.95	07/09/1990	-	-	27/02/2028	100	Very Low Risk	
The Boxshop Ltd	3	16,392	£81,605	£4.98	27/06/2022	-	-	26/06/2027	65	Below Average Risk	Subject to schedule of condition.
Socotec UK	6	2,314.75	£13,662	£5.90	28/06/1993	-	-	27/02/2028	100	Very Low Risk	
Socotec UK	8	2,314.75	£13,662	£5.90	11/06/2001	-	-	27/02/2028	100	Very Low Risk	Subject to schedule of condition.
I2 Analytical Ltd	9	6,881	£41,580	£6.04	29/09/2023	29/09/2028 29/09/2030	29/09/2028	28/09/2033	91	Very Low Risk	Subject to schedule of condition.
NABCO (Scotland) Ltd	11	6,874	£41,000	£5.96	13/03/2013	-	12/03/2028	12/03/2033	100	Very Low Risk	Subject to schedule of condition.
Triogen Ltd	14	16,208	£105,976	£6.54	03/09/2010	-	-	02/09/2030	44	Above Average Risk	Subject to schedule of condition.
Midland Filtration Limited	15	6,877	£44,610	£6.49	16/05/2024	16/05/2029	16/05/2029	15/05/2034	100	Very Low Risk	
OPlan Office Furniture Limited	16	16,338	£97,824	£5.99	10/03/2023	10/03/2028	10/03/2028	09/03/2033	64	Below Average Risk	Subject to schedule of condition.
Quartztec Europe Limited	17 & 19	13,800	£89,219	£6.47	31/05/2024	-	-	30/05/2029	100	Very Low Risk	
Fire-Mech Fixings Ltd	18	6,888	£46,298	£6.72	04/11/2022	-	-	03/11/2028	76	Below Average Risk	
Busch (UK) Ltd	20	6,921	£42,868	£6.19	25/10/2013	24/10/2028	25/10/2028	24/10/2033	89	Low Risk	
Busch (UK) Ltd	22	6,921	£43,350	£6.26	25/10/2013	24/10/2028	25/10/2028	24/10/2033	89	Low Risk	
Select Drams Ltd	24 & 26	4,638	£30,000	£6.47	25/11/2022	24/11/2027	25/11/2027	24/11/2032	100	Very Low Risk	Subject to schedule of condition.
Select Drams Ltd	25 & 27	4,598	£30,056	£6.54	01/05/2025	24/11/2027	25/11/2027	24/11/2032	100	Very Low Risk	Subject to schedule of condition.
Heba Health Ltd	29	2,299	£18,432	£8.02	22/09/2025	22/09/2028	22/09/2028	21/09/2030	98	Very Low Risk	Experian relative to guarantor, namely Pharmastop Healthcare Limited (SC 758424)
Derek Wilson Carriers Ltd	31	2,284	£21,926	£9.60	11/09/2026	11/09/2031	11/09/2031	10/09/2036	80	Below Average Risk	4 months RF as 8 months half rent running.
Vacant	33	2,277	-£7,348	-	-	-	-	-			Service Charge and Rates shortfall amounts to £7,348
Aritech Limited	35	2,279	£16,156	£7.09	28/03/2024	28/03/2027	-	27/03/2029	88	Low Risk	Subject to schedule of condition.
TOTAL		**147,994**	**£912,242**								

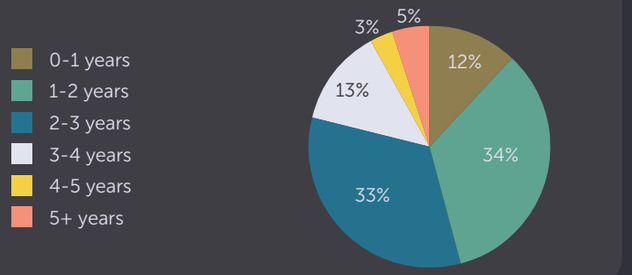
INCOME ANALYSIS

*Analysis exclusive of Unit 1 guarantee.

% INCOME BY TENANT



% INCOME BY TERM CERTAIN



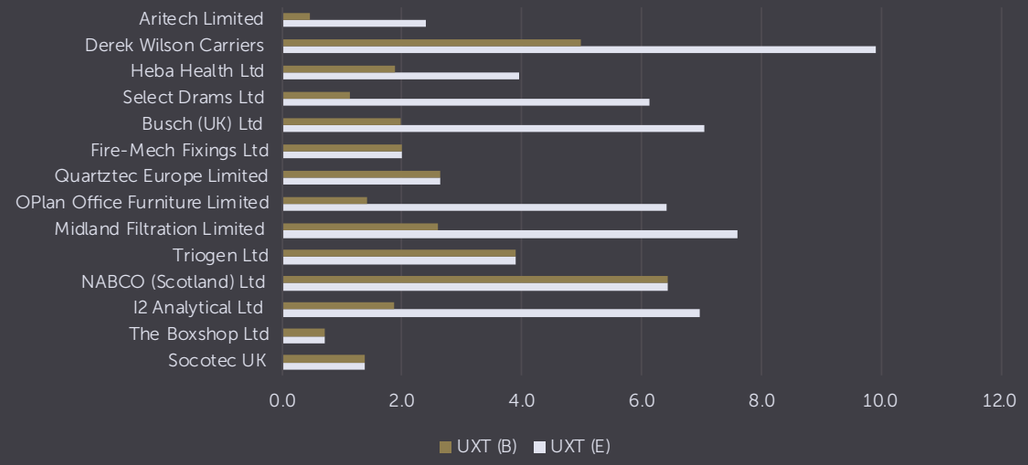




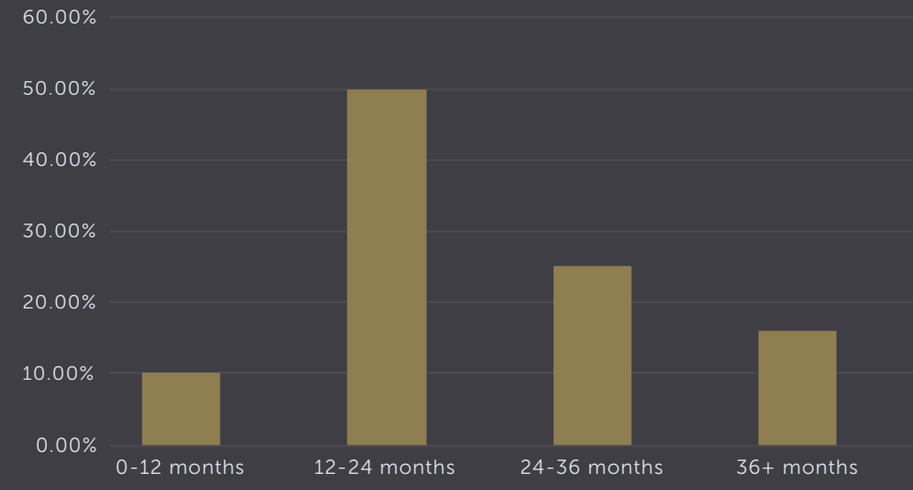




CONTRACTED INCOME DURATION BY TENANT



CONTRACTED INCOME DUE FOR RENT REVIEW OR EXPIRY



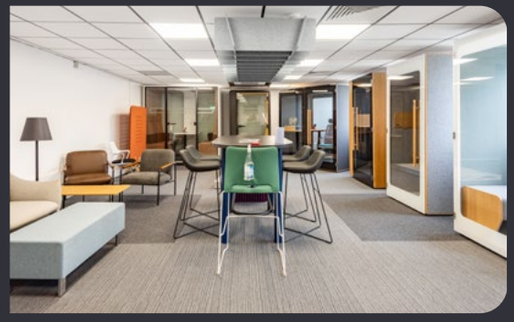
INVESTMENT MARKET OVERVIEW

The multi let industrial market looks set to continue its multi year trend of out performance and delivery of enhanced returns to investors.

Langlands Business Park offers strong rental growth potential in the short and medium term via active asset management. Development pipeline for stock of this nature remains limited relative to demand, further enhancing investment rationale.

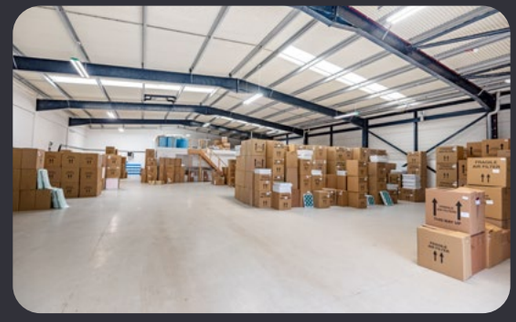
A selection of some recent transactional evidence is highlighted below.

QUARTER	PROPERTY ADDRESS	PRICE (£)	NIY	TENANTS	AVE UNEXPIRED TERM	GIA (SQFT)	CAPITAL VALUE PSF
Q3 2025	Clyde Gateway East Business Park	£10,000,000	c.5% (EY of 5.75%)	Turbine Services & Glacier Machining Solutions	10 years	57,000	£175
Q1 2025	Colquhoun Park, Hillington	£3,450,000	7.00%	Elmer Wallace Ltd, Everun Limited, Richieston Ltd, Daniel Maurice etc	-	37,378	£92
Q3 2024	Belgrave Logistics Park, Bellshill	£40,000,000	5.47%	Wincanton, Likewise Group, RES, and Bunzl	13.8 years	261,613	£153
Q3 2024	West Point Portfolio, Cardonald & Bellshill	£14,150,000	6.29%	Dr Schar, Master Removers, Accident Exchange, Activate Group	6.70 years	117,344	£121
Q2 2024	14, 44, 64 & 104 Fullarton Drive, Cambuslang	£14,725,000	6.12%	Royal Mail, Siemens, Righton and Blackburns, DPD	4.10 years to lease expiry 3.51 years to break	126,963	£116
Q2 2024	Gartcosh Industrial Estate	£6,875,000	6.79%	DX Network Services, Vision Vehicle Solutions, Dreams	6.36 years to expiry	58,998	£117
Q4 2023	1 Kelvin Park, Langlands	£2,900,000	7.36%	All Terrain All Electrical Ltd, RGM Vent Ltd, James Raeburn and Sons Ltd etc.	7.91 to expiries (4.41 to breaks)	25,000	£116
Q3 2023	Darrows Industrial Estate, Bellshill	£4,225,000	7.44%	Strathclyde Plastic Fabricators Ltd, K Electrical Wholesale Ltd, DX Home Improvements Ltd etc.	4.63 years to expiry 3.89 years to break	57,060	£89
Q4 2022	Units 1, 2, 10 James Street, Bellshill	£2,150,000	6.46%	Edmundson Electrical	2.54 years	20,329	£105
Q1 2022	Ibrox Business Park, Glasgow	£10,040,000	5.25%	Edmundson, General Purpose Plastics & WGM Engineering	4.6 years to expiry 2.7 years to break	78,674	£116









ASSET MANAGEMENT OPPORTUNITIES









ROUTE TO VALUE

- Refurbishment and letting of vacant units.
- Obtain planning permission and develop the gap site.
- Potential to sell units individually or in smaller lots.
- Forthcoming lease events provide scope to drive rental growth

PROPOSAL & FURTHER INFORMATION

VAT

The property is elected for VAT. We envisage that the sale will be treated as a Transfer of a Going Concern (TOGC).

Dataroom

Access to a dataroom is available to parties registering an interest via the selling agent.

AML Regulations

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire this asset.

Estate Service Charge

The estate service charge is currently running at approximately £58,546 per annum, reflecting £0.40/sqft.

Proposal

We are instructed to seek offers in excess of £9,250,000 (Nine Million, Two Hundred and Fifty thousand pounds) for the benefit of our clients heritable interest subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 9.24%, assuming purchasers costs of 6.68%.



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LANGLANDS BUSINESS PARK

SUBJECT TO CONTRACT

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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.
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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.

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