

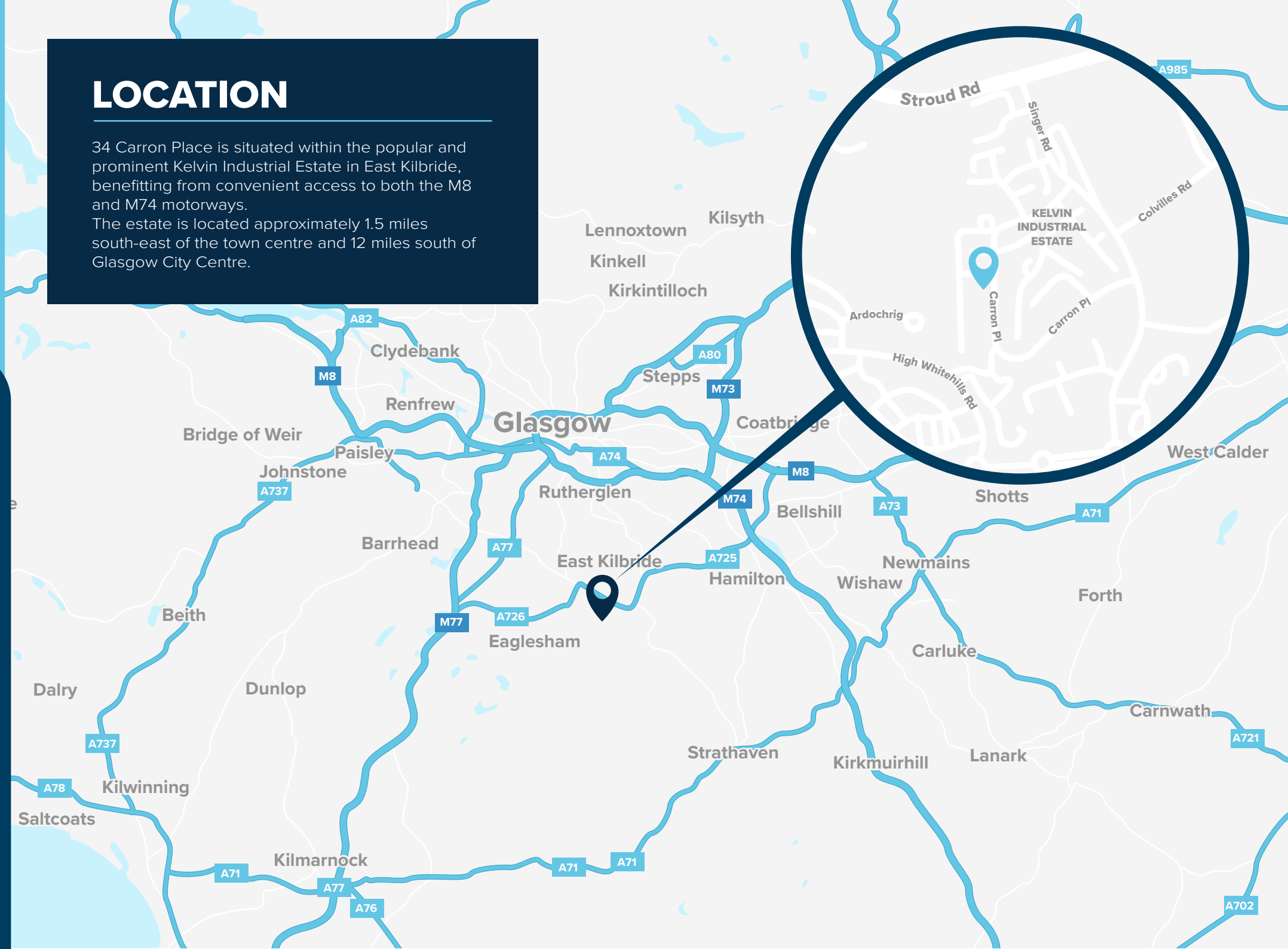
INDUSTRIAL INVESTMENT FOR SALE

34 CARRON PLACE, EAST KILBRIDE, GLASGOW, G75 0YL

- Rare Industrial Investment
- Single Let to Diversey Limited
- Lease recently extended to 2033
- New Rent £63,479 per annum from 1st April 2023
- Offers Over £695,000 (NIY 8.69%)
- Equating to a Low Capital Rate of £52/sq.ft

LOCATION

34 Carron Place is situated within the popular and prominent Kelvin Industrial Estate in East Kilbride, benefitting from convenient access to both the M8 and M74 motorways.
The estate is located approximately 1.5 miles south-east of the town centre and 12 miles south of Glasgow City Centre.



DESCRIPTION

34 CARRON PLACE COMPRISE A SEMI-DETACHED INDUSTRIAL UNIT WITH SECURE SURFACED YARD.

The majority of the accommodation is found within the main warehouse which is constructed around a steel portal frame, infilled with cavity brick walls with a painted finish to the inside and roughcast finish to the outside. To the front of the property is an office section which is arranged over ground and first floors. The majority of the **office accommodation** on both floors comprises of a series of large open plan rooms with **dedicated staff toilets** found on each floor together with **staff welfare facilities** on the ground floor.

Internally the floors are concrete throughout. Vehicular access is obtained via the yard to the rear of the property where there are **two full height loading doors**; one roller shutter and the other a sliding concertina style door. Two pedestrian doors are found on either side of the rear elevation.

The yard is accessed via the rear service road and is fully enclosed with a palisade fence and steel palisade gates and is surfaced with tarmacadam.

LARGE OPEN PLAN OFFICES (CURRENTLY UTILISED FOR STORAGE)





TWO FULL HEIGHT LOADING DOORS



WAREHOUSE CONSTRUCTED AROUND A STEEL PORTAL FRAME



ACCOMMODATION

We confirm we have undertaken a full measurement inspection in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the gross internal areas to be as follows:

FLOOR	DESCRIPTION	SQ.M.	SQ.FT.
Ground	Workshop	903.35	9,724
Ground	Offices, Reception & Ancillary	168.27	1,811
First	Offices and Toilets	168.27	1,811
	TOTAL	**1,239.89**	**13,346**

The rear fully secure yard extends to approximately **360 sq.m.**

LEASE TERMS

While the Tenant has been in occupation since 2013, they have recently extended their occupation to 2033 at a new rent of **£63,479** representing a low annual rent of £4.75/sq.ft. The lease allows for 5 yearly upward only Rent Reviews with the next occurring on 1st April 2027.

The Tenant has a Tenant only Break Option on the 1st of April 2027. The Tenant extended their lease prior to the original expiry in 2023.

PROPOSAL

Offers in excess of **£695,000** are sought, reflecting a Net Initial Yield of **8.69%** assuming standard purchasers costs of 5.15%. This equates to a low capital value of just **£52/sq.ft.**

RATING ASSESSMENT

We understand that the premises have the following rateable value from 1st April 2023:

Workshop: £44,500

VAT

Unless otherwise stated all figures, prices, etc, are quoted exclusive of VAT. The property has been elected to VAT.

LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the purchaser will be responsible for LBTT, Extract copies and VAT thereon.



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agent:



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