

RECENTLY EXTENDED LEASE - 9.77 YEARS TERM CERTAIN WAULT

Galbraith



INVESTMENT

INNER CITY MULTI LET INDUSTRIAL/
OFFICE INVESTMENT WITH LONG INCOME

65 SUSSEX STREET AND
78 MIDDLESEX STREET,
GLASGOW, G41 1DX

INVESTMENT
galbraithgroup.com



INVESTMENT SUMMARY

- Prime location immediately to the south of Glasgow city centre
- Easy access to the M8, M77 and M74
- Modern multi-let industrial buildings
- Extending to 10,378 sq ft
- Let to RSK Group Ltd and Security Plus Limited
- Long income profile with a WAULT of 9.77 years and no break options
- Passing rent of £108,979 p.a. reflecting £10.50 psf
- Heritable interest
- Offers in excess of £1,285,000 exclusive
- A purchase at this level would reflect a net initial yield of 8.01%, a capital rate of £124 psf

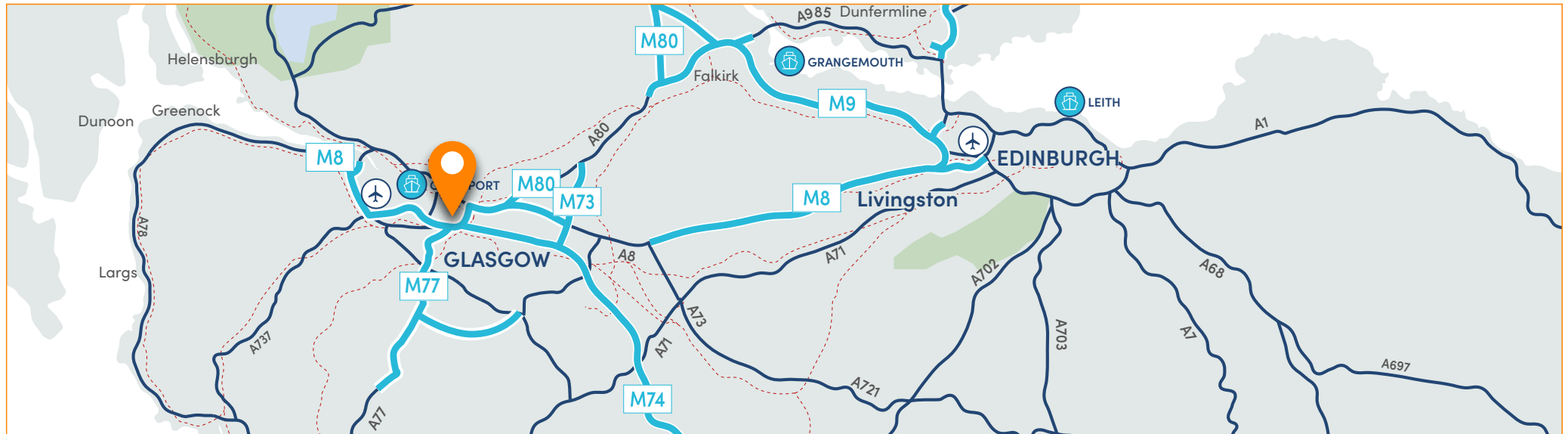
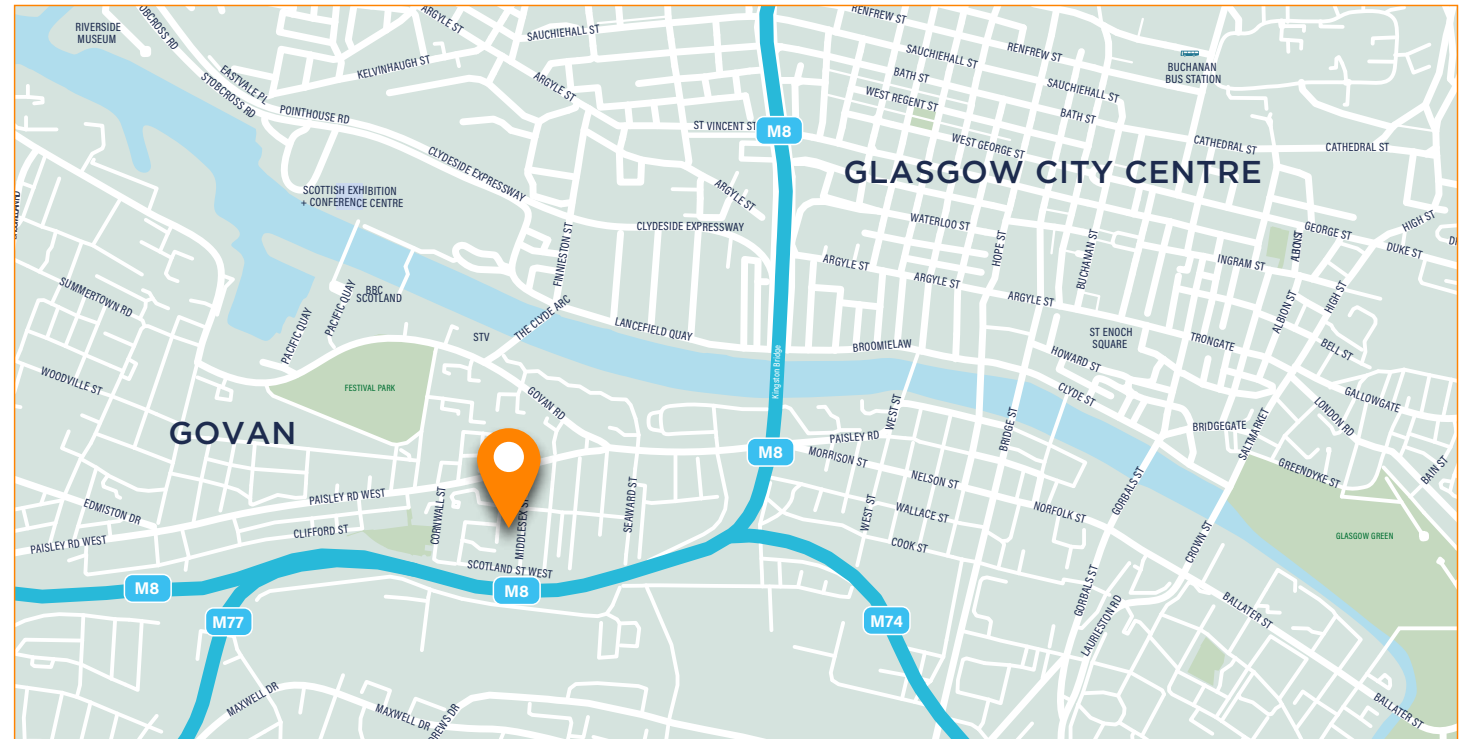
LOCATION

65 Sussex Street and 78 Middlesex Street are located in the heart of Glasgow, approximately 1.25 miles South West of the City Centre and in close proximity to the Kingston Bridge.

The subjects are easily accessed via the M8 (Edinburgh and the East), the M74 (Carlisle & the South) and the M77 (Ayrshire) motorway networks.

The subjects have excellent public transport links and are served by both regular bus service and subway, with Kinning Park Station located approximately 0.2 miles from the property.

65 Sussex Street and 78 Middlesex Street are situated within an area of mixed use but which is primarily industrial uses. Both Kingston Bridge Trade Park and Kinning Park Trade Centre are located within close proximity of the subjects and occupiers in the area include a number of national operators such as Toolstation, Screwfix, Crown Decorating Centre, Edmundson Electrical and Johnstone's Decorating Centre.



DESCRIPTION

The subjects comprise two modern semi-detached industrial buildings of steel portal frame construction with brick external dado walls and profiled metal cladding upper walls and roofs.

65 Sussex Street was let as and is currently used as an office and has been fitted with suspended ceilings, painted plasterboard walls and is a mix of open plan and cellular space. The unit's two roller shutter doors are still in situ and working. One provides access to a glazed entrance leading to the reception area and the other provides access to a small equipment store. The yard area to the front of the property is common. The tenant has recently requested consent to install photo voltaic cells (solar panels) on the roof and this has been granted. The installation of PV is likely to significantly improve the property's environmental credentials.

78 Middlesex Street is used as a highly secure cash sorting facility by the tenant who also owner occupies the adjacent building. Internally the property benefits from two story offices, an open plan operational/storage space and a secure loading bay.

All internal partitions are of painted blockwork construction. Externally the yard is also common, however, as the tenant also owns the adjoining property they have created a highly secure yard area with 8m high security fencing, electrically operated sliding gate, security turnstile and CCTV tower.



ACCOMMODATION

The property extends to the following approximate Gross Internal Area:

	SQ FT	SQ M
65 Sussex Street	4,379	407
78 Middlesex Street	5,942	552
Total GIA	10,321	959

SITE AREA

0.65 acres (inclusive of communal yards).

TENURE

Heritable (Scottish equivalent to English freehold).

EPC

The property has the following EPC ratings:

65 Sussex Street - C-37
78 Middlesex Street - A-14



TENANCY SCHEDULE

Unit	Tenant	Area (GIA)	Lease Start	Rent Review	Expiry	Term Certain	Passing Rent	Rent psf (GIA)
65 Sussex Street*	RSK Group Ltd (03761340)**	4,418	05/12/2016	05/12/2028	04/12/2033	10.15	£46,389	£10.50
78 Middlesex Street	Security Plus Limited (1325489)	5,960	28/05/2020	06/04/2028	05/04/2033	9.49	£62,590	£10.50
		10,378			WALVT	9.77	£108,979	£10.50

* Schedule of Condition attached to the lease.

** RSK have recently extended their lease by 7 years. The previous expiry date was 4 December 2026 and is now 4 December 2033. The tenant was granted an incentive of 6 months rent free from 28 November 2023. The vendor will 'top up' the rent free by way of a deduction from the purchase price at settlement.



TENANT COVENANT



RSK Group Ltd (03761340) is a global leader in the delivery of sustainable solutions. The Group comprises more than 200 environmental, engineering and technical services businesses working together to provide practical solutions to some of the greatest challenges facing society.

RSK Group was established in 1989 in Aberdeen and has grown both organically and through an accelerating programme of acquisitions. Today, based in Helsby in Cheshire, it aims to become Europe's largest privately owned environmental and engineering business with, a £1 billion turnover and employing over 10,000 people worldwide by 2025. RSK has acquired over 70 businesses since 2016.

RSK operates a number of its service lines from 65 Sussex Street including RSK Raw and RSK Response.

	03 April 2022	03 April 2021	03 April 2020
Turnover	£795,992,000	£350,515,000	£274,750,000
Pre-Tax Profit (loss)	(£42,684,000)	(£22,661,000)	(£17,901,000)
Shareholders' Funds	£234,059,000	£123,559,000	£71,100,000



Security Plus Limited (1325489) is Europe's largest independent and family owned volume cash carrier.

Clients include local and national retailers, local authorities and financial institutions.

To 30th September 2021 the tenant reported the following consolidated financial results:

	30 September 2021	30 September 2020	30 September 2019
Turnover	£25,825,517	£30,344,242	£39,255,448
Pre-Tax Profit (loss)	(£926,932)	(£1,583,535)	£976,247
Shareholders' Funds	£653,043	£1,545,068	£3,116,246



PRICING

Offers are sought in excess of **£1,285,000 exclusive** for our client's Heritable Interest, which assuming purchaser's costs and prevailing LBTT, reflects a Net Initial Yield of 8.01% and a capital rate of £124 psf.

VAT

The exemption to VAT has been waived, accordingly VAT will be applicable, however it is anticipated that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING REGULATIONS

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.

FURTHER INFORMATION

Interested parties are advised to note interest with the selling agent. Viewings are by appointment only.

For additional information please contact:

Jamie Thain
07798 647620
jamie.thain@galbraithgroup.com

Will Sandwell
07801 266 373
will.sandwell@galbraithgroup.com

David Stevenson
07917 424 363
david.stevenson@galbraithgroup.com

Fourth Floor
18 George Street
Edinburgh
EH2 2PF

T: 0131 240 6960

[galbraithgroup.com](https://www.galbraithgroup.com)

Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 18 George Street, Edinburgh EH2 2PF

Date of publication: October 2023

Produced by Designworks