

FOR SALE - INVESTMENT

34 LOANBANK QUADRANT
GOVAN, GLASGOW, G51 3HZ



KEY HIGHLIGHTS

- 5,194 sq ft
- Located within the popular Govan area of Glasgow just off Helen Street
- Expiry in October 2032 subject to a tenant only break option in October 2027
- Upwards only rent review in October 2027 to greater of OMR or RPI capped and collared at 2-4% per annum compounded
- Well-presented semi detached industrial unit with secure yard
- Let to Tri-Shield Protection Products Ltd with a company guarantee from Tri-fix Industrial Fasteners Limited
- Passing rent of £45,000 pa = £9/sq ft
- Offers over £575,000 = 7.5% NIY after purchasers costs

SUMMARY

Available Size	5,194 sq ft
Price	Offers in excess of £575,000 A purchase at this level reflects a NIY of 7.5% after purchasers costs.
Rateable Value	£19,800
VAT	Applicable. Sale to be treated by way of a TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Semi-detached industrial premises of steel portal frame construction surmounted by pitched insulated panel roof incorporating daylight.

Internally the subjects provide open-plan warehouse accommodation with vehicle access door from secure yard.

Separate pedestrian access is provided leading into the offices that are arranged over ground and first floor level. The subjects are complete with staff welfare facilities.

LOCATION

Located within the popular Govan area of Glasgow just 3- miles south-west of Glasgow City Centre.

The subject property is situated on the north side of Loanbank Quadrant a short distance west of its junction with Helen Street that connects with the Junction 24 of the M8 motorway that in turn connects with the M74 & M77 beyond.

Excellent access to public transport links are provided; Govan Underground & Bus Station are located just a 10- minute walk north. Neighbouring occupiers include Rearo Laminates, Scotjet and AGM Group.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,133	383.97	Available
1st - Offices	1,061	98.57	Available
Total	5,194	482.54	

TENANCY INFORMATION

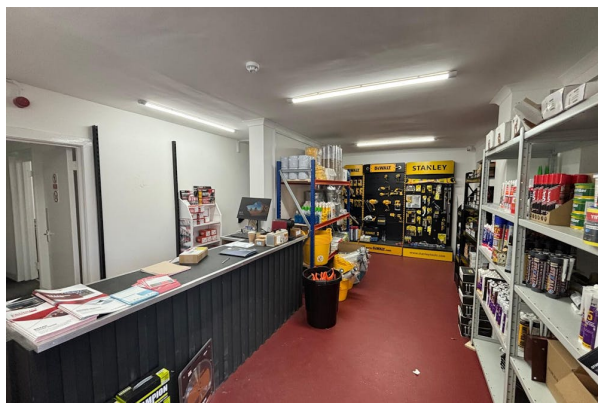
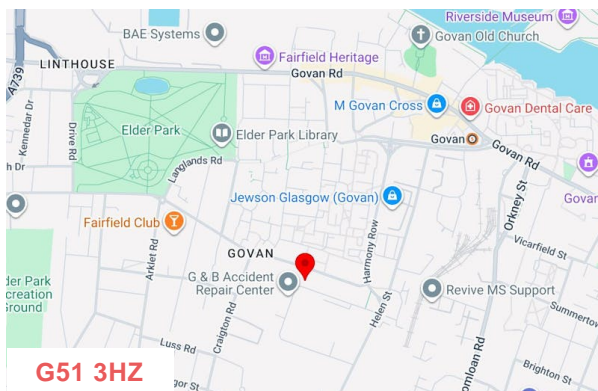
Let to Tri-Shield Protection Products Ltd (SC591727) with a parent company guarantee from Tri-fix Industrial Fasteners Limited (SC124270) with shareholders funds of £1.48M.

10 years from 11/10/22 subject to a tenant only break option on 11/10/2027

Passing rent of £45,000 per annum (£9/sq ft), subject to an upwards only rent review: 11/10/2027

Rent review is higher of open market or RPI capped and collared at 4% & 2%

Rent will be increasing to a minimum (based on RPI uplift) of: £51,440 in October 2027.



VIEWING & FURTHER INFORMATION

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