

55 Westburn Drive  
Clydesmill Industrial Estate  
Cambuslang  
G72 7NA

**Ryden**.co.uk  
0141 204 3838

**Modern High Quality Industrial Investment**



---

## Investment Summary

- Modern detached high quality industrial unit with large secure yard and car parking
- Total Gross Internal Area of 20,561 sq. ft (1,910.28 sq. m)
- Prime distribution location
- Let to Brenntag UK Limited (with guarantee from Brenntag UK Group Limited) on FRI terms expiring on 2 April 2021
- Passing rent of £197,996 per annum with 5 yearly upward only reviews geared to the greater of Market Value or 2.5% per annum compound uplifts, the next review being on 3 April 2016
- Fixed uplift rental projected to be £224,014 per annum at 3 April 2016
- Brenntag UK Limited have a Dun & Bradstreet rating of 5A1
- Offers in excess of £2.08m exclusive of VAT, NIY 9% with reversion to 10.18% in April 2016



## Location

Glasgow has a population of 620,000 and serves a catchment area of approximately 2.4 million. It is the major centre of commerce and industry in Scotland and sustains a diverse local economy. Glasgow is the second largest retail centre in the UK after London and is also an important centre for the service industry support.

The City has excellent communications by road, rail and air and is served by a modern motorway network with the M8, M80 and M74 providing direct access to Edinburgh, the north of Scotland and England. Glasgow International Airport is situated approximately 15 miles west of Cambuslang with Edinburgh International Airport also very accessible via the M8 Motorway.



## Situation

55 Westburn Drive is located within Clydesmill Industrial Estate and sits just to the south of Gateway Glasgow, this being one of the premier distribution and business locations within the West of Scotland. The area is considered a 100% prime industrial location and is one of the dominant industrial and logistic areas serving the Glasgow conurbation and West of Scotland.

The location is 5 miles South East of Glasgow City Centre with direct links to the M74 Motorway linking Cambuslang to the City Centre, the M8 Motorway and Central Scotland's motorway network.

The property is located approximately one mile south of the Fullarton Road Roundabout which connects to the M74 at Junction 2A providing immediate motorway access.

Surrounding occupiers include 2 Sisters Food Group, Greggs, AB 2000 (Plant Hire), Strathclyde Fire and Rescue Service, Encon, Parcel Force, UK Mail Group, DHL Tradeteam and Righton.





M74 Motorway

J2A

- 1 Brenntag
  - 2 Greggs
  - 3 AB 2000 (Plant hire)
  - 4 Scottish Fire and Rescue Service
  - 5 2 Sisters Food Group
  - 6 Righton
  - 7 Parcel Force
  - 8 Encon
  - 9 Book Source
  - 10 UK Mail Group
  - 11 DHL Tradeteam
  - 12 Batleys
  - 13 Spicers
  - 14 Scottish Power
  - 15 Speedy Hire
  - 16 DPD
  - 17 Royal Mail
- M74 Motorway

## Description

Purpose built in 2006 for the then tenant Albion Chemicals Group, the property comprises a high quality modern detached unit of steel portal frame construction with a large secure yard. The unit incorporates two storey office accommodation to the front of the property. The roof and external elevations of the property are clad with insulated composite panels. The warehouse walls internally have blockwork walls to a height of approximately 2.5 metres. The South East facing elevation incorporates two electronically operated loading doors.

Externally, the property benefits from a large concrete yard and has parking for 48 cars. The property is fully secured by a steel 2 metre high fence and the yard area has controlled barrier access.

Internally, the warehouse is single span and column free and has a concrete floor with the roof incorporating translucent roof panels and sodium light fittings. The warehouse has an eaves height to the underside of haunch of 7 metres with a height of 8.4 metres to the apex of the roof.

The office accommodation is arranged over ground and first floors with ancillary staff and kitchen areas as well as toilet facilities on both floors. The offices have suspended ceilings with recessed lighting, carpet tiled floors, gas central heating and double glazed windows.

The tenant has also carried out extensive fit-out and alterations within the yard area whereby they have installed bunded areas, tank bases, a weigh bridge and chemical storage silos to facilitate their operational requirements. We understand that the yard area has been engineered with a specialised drainage system designed to control and seal off any chemical leaks or spillages.

## Accommodation

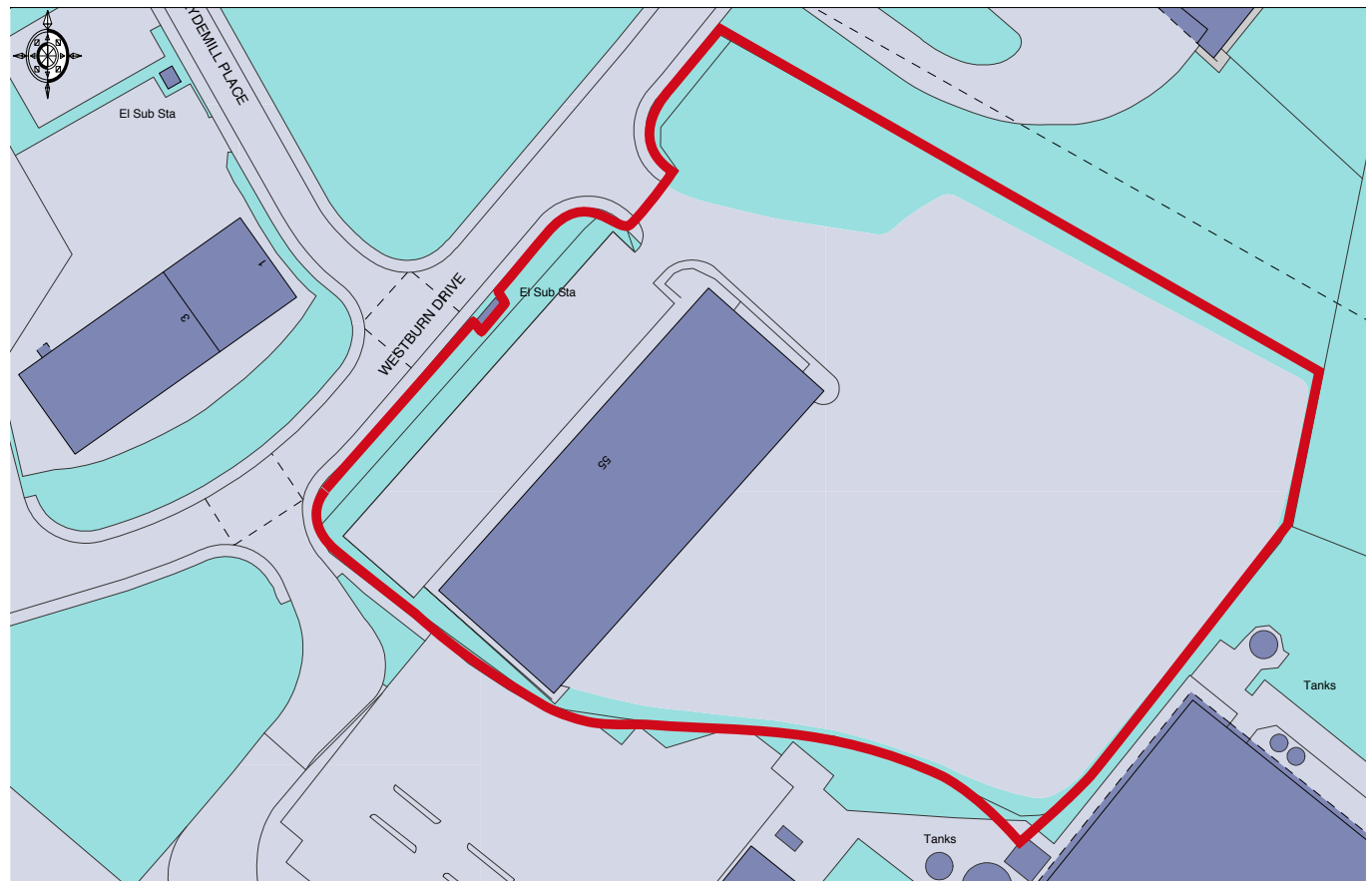
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area is as follows:

Area	Sq. M	Sq. Ft
Warehouse	1,375.38	14,804
Ground Floor	268.69	2,892
First Floor	266.21	2,865
<b>Total</b>	<b>1,910.28</b>	<b>20,561</b>

The property sits on a site of approximately 3.02 acres (1.22 hectares) and provides a low site coverage of 16%.

## Tenure

Heritable Interest.



## Tenancy

The property is let to Brenntag UK Limited (with guarantee from Brenntag UK Group Limited) on FRI terms commencing 3 April 2006 for 15 years and expiring on 2 April 2021. The current passing rent is £197,996 per annum with the next rent review falling on 3 April 2016. Rent reviews are 5 yearly upward only reviews geared to the greater of Market Value or 2.5% per annum compounded uplifts.

Pre the April 2011 rent review, the initial passing rent was £175,000 per annum which was reviewed to the current passing rent of £197,996 per annum with reference to the fixed rental uplifts.

In April 2016, the projected rental assuming the fixed uplifts are applied will be £224,014 per annum.

## Tenant Covenant

Brenntag UK Limited, part of the Brenntag Group, is a global market leader in full-line chemical distribution. The Group operates a global network with more than 480 locations in over 70 countries. Brenntag, formed in 1874, entered the chemical distribution business in 1912 and over the last 50 years have expanded into the global market. In 2006, Brenntag acquired Albion Chemicals Group, the original tenant of the property.

For the year ending, 31 December 2013, the company posted a Turnover of £309,887,000, a Pre-Tax Profit of £30,918,000 and a Net worth of £47,239,000.

Over the last 3 years, the company reported the following financial performance:



Year	Y/e 31 Dec 2013	Y/e 31 Dec 2012	Y/e 31 Dec 2011
Turnover	£309,887,000	£270,319,000	£266,149,000
Pre-Tax Profit	£30,918,000	£31,035,000	£29,371,000
Net Worth	£47,239,000	£59,818,000	£58,044,000

The company have a Dun & Bradstreet rating of 5A1.  
A copy of the Dun & Bradstreet report can be supplied to interested parties.

---

## EPC

The building has an energy performance rating of C+

A copy of the certificate can be made available upon request.

---

## VAT

The property is elected for VAT. VAT will be payable on the purchase price, however it is anticipated that a sale will be enacted by way of a Transfer of a Going Concern (TOGC).

---

## Investment Proposal

We are instructed to seek offers in excess of £2.08m exclusive of VAT for the Heritable Interest which reflects a net initial yield of 9% after purchaser's costs of 5.8% and a reversionary yield of 10.18% on 3 April 2016 based on the fixed rental uplifts.

---

## Viewing and Further Information

Viewing is strictly by appointment through the sole selling agents:

**Ryden**.co.uk  
0141 204 3838

### Derek Archer

DDI - 0141 270 3160

Email - derek.archer@ryden.co.uk

### Ian Dougherty

DDI - 0141 270 3163

Email - ian.dougherty@ryden.co.uk



Messrs Ryden for themselves and for 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 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. January 2015