



Carntyne Industrial Estate

High Yielding Industrial Investment (12.6% - 13.5%)

Carntynehall Road, Glasgow, G32 6AF

- **103,000 sq.ft. / 9,572 sq.m Industrial Complex**
- **17 units – 14 tenants**
- **95% occupied**
- **Rent £233,500 per annum**
- **Potential Rent £268,000 per annum**
- **Vendor management option available**

Location

Carntyne Industrial Estate forms a virtually unbroken complex on the east side of Carntynehall Road at the junction with Myreside Street. The complex incorporates Bainsford Street, Camelon Street and Banknock Street.

The property is situated in Glasgow which is Scotland's main commercial/retail centre, having a population of 650,000 and a catchment of approximately 1.5 million or thereby.

The complex lies approximately 2 miles to the east of Glasgow City Centre immediately to the north of Carntyne railway station and to the south of Edinburgh Road. Access to the M8 is readily available at Junctions 11 and 12.

The immediately surrounding area comprises a mixture of industrial, residential and the Greenfield Park Care Home. Bellway Homes are developing their substantial Eastfield complex immediately to the west.

For further information please call today 0141 556 1222



Description

The property comprises 2 parallel ranges of workshops/factory units. The estate was developed fully 60 years ago of steel portal frame with brick infill and sheeted roof cladding. There is excellent on site visitor parking together with additional stores/yards provided.

The entire site/complex extends to 6 acres although one unit is excluded from the sale. The complex offers future redevelopment potential.

Income

The property is currently let to 17 individual tenants and income produces a rent of £233,500 per annum. The complex is 95% occupied and the projected rental income is £268,000 per annum. Details of tenants, floors areas, leases and rents are available on request.

Service charges of approximately £5,000 per annum are recovered.

General Comments

The space provided is budget no frills accommodation currently let at average rents of approximately £2.40 psf.

The complex is currently running at 95% occupancy and the complex is obviously satisfying a niche demand in the market.

Price

Offers over £1.75 million are invited producing an initial yield of 12.6%, increasing to 13.5% upon full occupancy allowing for normal purchasers costs.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

James G McManus
jim@lapsleymcmanus.com

Allan T Lapsley
allan@lapsleymcmanus.com

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
72 Waterloo Street
Glasgow G2 7DA



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