

**REVISED DETAILS**



**FOR SALE/MAY LET**

**WITH THE BENEFIT OF SHORT TERM RENTAL INCOME TO MARCH 2011**

**17 CLOBERFIELD, CLOBERFIELD INDUSTRIAL ESTATE, MILNGAVIE**

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**ALLISON & LIGHTBODY**  
CHARTERED SURVEYORS

# 17 Cloberfield, Cloberfield Industrial Estate, Milngavie

- Short term rental income
- Vacant possession from March 2010
- Possibility of earlier entry (by negotiation)
- Low passing rent of £2.25 per sq ft
- Offers over **£550,000**

## LOCATION

The property is situated within Cloberfield Industrial Estate approximately 1 mile north west of Milngavie Town Centre. The estate is an established and well recognised industrial location within the north side of Glasgow and other occupiers include SCA Packaging Ltd, Murray Packaging Ltd and Allander Coaches. The location of the subjects is shown on the attached plan.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a detached warehouse facility in two bays, both of steel portal frame construction with brick/block infill walls with corrugated sheeting above. The roof has been over clad with profile aluminium sheeting.

A two storey office section is located to the front of the eastmost bay incorporating open plan and cellular office accommodation on both floors.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the premises to have the following gross internal floor areas;

Warehouse:	2123.97 sq m	(22,862 sq ft)
Offices:	336.21 sq m	(3,619 sq ft)
<b>Total:</b>	<b>2460.18 sq m</b>	<b>(26,481 sq ft)</b>

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: **£56,000**

## LEASE TERMS

The premises are leased to Tavern (1993) Ltd on a full repairing and insuring lease (subject to a Schedule of Condition) from 4 March 1996 until 23 March 2011. The current rental is **£59,450** per annum.

At present, the premises are sub let to SIPit Ltd who also have a sub lease until 4 March 2011.

## PRICE/RENT

We are instructed by our clients to seek offers in excess of **£550,000** for the benefit of the feuhold interest and subject to the current lease agreements.

Our clients may also consider a lease of the premises – rent on application.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal and professional costs relative to the transaction.

## VIEWING/FURTHER INFORMATION


Strictly through the agents:

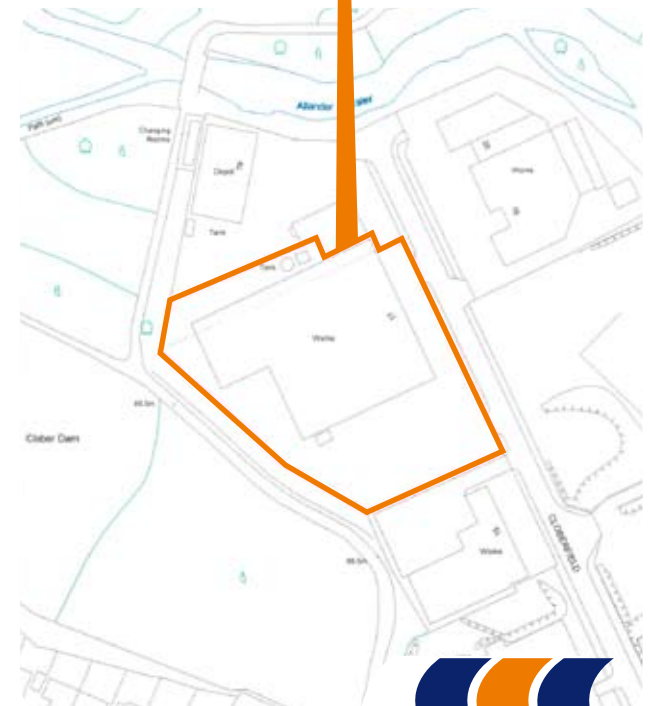
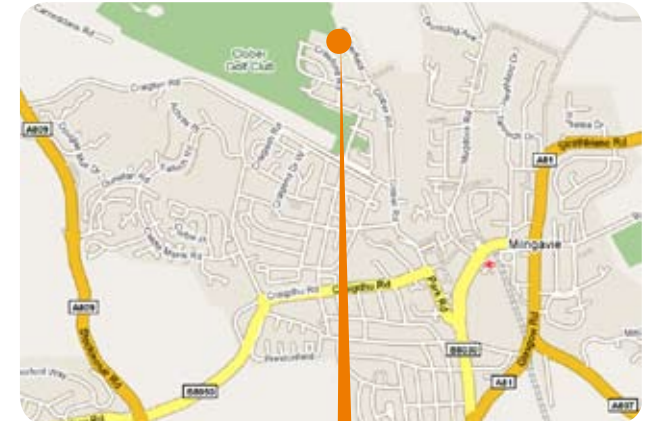
### David Allison

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## ENERGY PERFORMANCE RATING

Building Energy Performance		Scotland
Calculated asset rating using GBEM v3.2a (SBR03)	Building type Industrial process building	Current rating
	<b>Carbon Neutral</b>	<b>Excellent</b>
	<b>A</b> (0 to 15)	
	<b>B</b> (16 to 30)	<b>B</b>
	<b>C</b> (31 to 45)	
	<b>D</b> (46 to 60)	
	<b>E</b> (61 to 80)	
	<b>F</b> (81 to 100)	
	<b>G</b> (100+)	<b>Very Poor</b>



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PROPERTY MISDESCRIPTIONS ACT 1991 The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquiries at the earliest opportunity. Date of Publication: April 2010