

6-7 Newton Terrace Glasgow G3 7PJ

lot 19

Heritable Office Investment

- Well located to the west of the city centre
- On-site car parking
- Entirely let to Amec Environment and Infrastructure UK Ltd
- Six Week Completion Period Available

Rent
£85,500
per annum
exclusive



Location

Miles: 1.9 miles west of Glasgow city centre
45 miles west of Edinburgh
Roads: A82, M8 (Junction 18)
Rail: Glasgow Charing Cross
Air: Glasgow International Airport

Situation

The property, a category B Listed building, is situated on the southern side of Newton Terrace in the established Park area of Glasgow, to the west of the city centre. The property benefits from excellent communication links via the intercity rail connections and M8 (Junction 18) less than 600 metres away.

Description

The property comprises office accommodation over basement, ground and two upper floors. The property also benefits from on-site car parking for approximately 8 cars, accessed via Newton Terrace Lane.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. Reversion	
Basement	Office/ Ancillary	122.63 sq m	(1,320 sq ft)	AMEC ENVIRONMENT & INFRASTRUCTURE UK LTD (1)	10 years from 07/09/2007 and a fully repairing and insuring lease (2)	£85,500	06/09/2017
Ground	Office	293.19 sq m	(3,156 sq ft)				
First	Office	127.65 sq m	(1,374 sq ft)				
Second	Office	135.73 sq m	(1,461 sq ft)				
Totals		679.20 sq m	(7,311 sq ft)			£85,500	

(1) For the year ending 28th March 2011 Amec Environment & Infrastructure UK Ltd reported a turnover of £52,469,000, a pre-tax profit of £8,330,000 and a total net worth of £35,098,000. (Source www.riskdisk.com 23rd April 2012)

(2) The tenant will benefit from a rent free period for 12 months from 7th September 2012. The Seller has agreed to adjust the completion monies so the property will effectively produce £85,500 p.a.x. in continuation.

For further details please contact:

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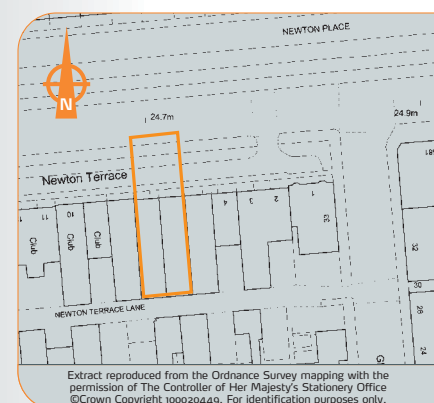
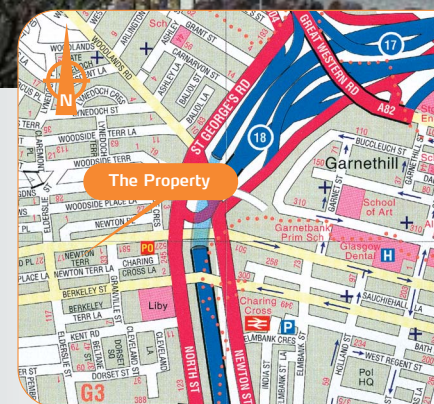
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