

The Quadrangle, 59 Ruchill Street Glasgow G20 9PX

lot 23

Heritable Office and Industrial Investment

- Located within 2 miles of Glasgow city centre
- 64% of income from government organisations
- Active management potential
- Residential development potential (subject to consents)
- On-site car parking for approximately 88 cars
- Six Week Completion Period Available

Rent
£271,437
per annum
exclusive



Location

Miles: 2 miles north-east of Glasgow city centre
46 miles west of Edinburgh
Roads: A81, M8 (Junction 17)
Rail: Possilpark and Parkhouse Rail
Air: Glasgow International Airport

Situation

The property is situated on the northern side of Ruchill Street 2 miles north west of Glasgow City Centre. The property benefits from excellent communication links via the A81 to the city centre and the M8 (Junction 17) to the wider motorway network as well as intercity rail connections.

Description

The property comprises a mixed use site with accommodation arranged over a number of buildings between one and three storeys. The property benefits from on-site car parking for approximately 88 cars and an approximate site area of 0.91 hectares (2.25 acres).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1	Ground	Office	79.63 sq m (3)	(857 sq ft) (3)	ELAN NETWORKS LIMITED	4 years from 21/12/2009 (1)	£5,525	(20/12/2013)
2	Ground & First	Office	419.26 sq m	(4,513 sq ft)	GLASGOW CITY COUNCIL	5 years from 01/04/2008	£39,500	(31/03/2013)
3 & 4	Ground and First	Office/ Ancillary	1,499.34 sq m	(16,140 sq ft)	AQUAPAC LIMITED	11 years from 01/04/2002	£34,040	(31/03/2013) (2)
3 & 6	First (Unit 3) & Ground (Unit 6)	Office	681.24 sq m (3)	(7,333 sq ft) (3)	THE PRINCE'S TRUST	12 years from 22/01/2001	£35,368	(21/01/2013)
4	First	Workshop	427.99 sq m	(4,607 sq ft)	VACANT			
5/1	Ground	Warehouse	128.13 sq m	(1,379 sq ft)	AQUAPAC LIMITED	01/08/2008 (4)	£4,600	(31/08/2008)
5/2 & 5/3	First & Second	Office	205.52 sq m	(2,212 sq ft)	QUARRIERS	9 years from 17/10/2006	£16,104	17/10/2013 (17/10/2015)
6 & 7	Second	Office	836.40 sq m	(9,003 sq ft)	VACANT			
6, 7 & 9	Ground & First	Office	1,389.14 sq m	(14,953 sq ft)	GLASGOW CITY COUNCIL	20 years from 28/11/1992	£112,500	(27/11/2012)
7B	Ground	Office	210.59 sq m	(2,267 sq ft)	VACANT			
8A	Ground & First	Workshop	530.76 sq m (3)	(5,714 sq ft) (3)	GLASGOW CITY COUNCIL	5 years from 01/04/2008	£23,800	(31/03/2013)
8B	Ground & First	Office	454.76 sq m	(4,895 sq ft)	VACANT			
8C	Ground & First	Office	186.57 sq m	(2,008 sq ft)	VACANT			
8D	Ground & First	Office	157.50 sq m	(1,696 sq ft)	VACANT			
Totals			7,206.83 sq m	(77,577 sq ft)			£271,437	

- (1) As to Unit 1, the lease is subject to a schedule of condition.
 (2) As to Units 3 & 4, the lease provides for a partial Schedule of Condition.
 (3) The areas provided for Unit 1, Unit 3 (ground floor), Unit 6 (first floor) and Unit 8B (ground and first floors) are GIA.
 (4) The licence continues on a month to month basis and either party may terminate the licence by giving not less than two months' written notice.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

McGrigors
Princes Exchange, 1 Earl Grey Street,
Edinburgh EH3 9AQ.
Tel: +44 (0)131 777 7030.
Email: russell.munro@mcgrigors.com
Ref: Russell Munro.



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