

lot 28

Site 4, Jessie Street  
Oatlands, Glasgow G5 0XR

Rent  
**£16,500**  
per annum  
exclusive

Heritable Industrial Ground Investment

- Very well located 450 yards from Junction 1A of the M74
- Traditional industrial location to the south of Glasgow city centre
- Let to Cemex UK Operations Limited until 2038 (no breaks)

- Approximately 0.478 hectares (1.18 acres)
- Neighbouring occupiers include Glasgow City Council and Hanson
- Significant regeneration projects in the immediate area including an extensive development by Viridor on the neighbouring site



Photograph taken June 2013



**Location**

Miles: 35 miles west of Edinburgh  
Roads: M74, M8  
Rail: Glasgow Central Station  
Air: Glasgow International Airport (9 miles west)

**Situation**

The property is situated in an established industrial location to the south of Glasgow city centre and adjacent to junction 1A of the M74. The site is situated close to a parade of industrial units. Vehicles visiting site 3 access it from the eastern side and a one way system within the site allows vehicles to exit to the west.

**Description**

The property comprises an industrial site fitted out by the tenant to provide extensive cement batching plant and ancillary office accommodation with a tarmac surface. The site comprises a total of 0.478 hectares (1.18 acres).

**Tenure**

Heritable (Scottish equivalent of English Freehold).

**VAT**

VAT is applicable to this lot. VAT will therefore be chargeable on the sale price unless the transaction is treated as a Transfer of a Going Concern (TOGC).

**Viewings**

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis (Telephone: +44 (0)131 554 1705, or Will Moore (Telephone: +44 (0)20 7034 4858).

**Six Week Completion**

**Tenancy and accommodation**

Site	Site Area (Approx)	Tenant	Term	Rent p.a.x.	Review
Site 4	0.478 Hectares (1.18 Acres)	<b>CEMEX UK OPERATIONS LIMITED (1)</b>	25 years from 29/03/2013 until 28/03/2038	£16,500 (2)	29/03/2018 (3)
<b>Totals</b>	<b>0.478 Hectares (1.18 Acres)</b>			<b>£16,500</b>	

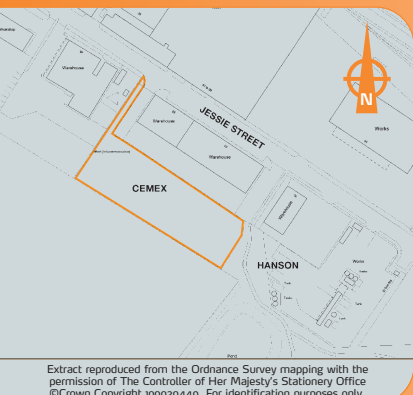
- (1) As at 31st December 2013, Cemex UK Operations Limited reported a turnover of £733,126,000, pre-tax loss of £10,553,000 and a net worth of £1,264,015,000 (Source: Experian 12/11/2014).
- (2) There is a Deed currently being signed by the parties that increases the rent from £14,855 p.a. to £16,500 p.a. and will be completed shortly. In the event this has not taken place by completion then the rent will be topped up.
- (3) The rent is reviewed to the market rent of a vacant plot of land ready for immediate occupation.

**For further details please contact:**

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**Solicitors:**

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