

# Units 10 & 11 Spiersbridge Terrace, Thornliebank Industrial Estate, Glasgow, G46 8JH

Heritable Industrial Investment

**Lot 49**

£65,000 per annum exclusive (3) (4)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Warehouse/Office	2,463.19 sq m (26,514 sq ft)	PAGAZZI LIGHTING (SERVICES) LIMITED with guarantee (1)	Approx 10½ years from 19/04/2017 (2)	£65,000 (3) (4)	19/04/2022 (18/12/2027)
First	Ancillary	256.84 sq m (2,765 sq ft)				
<b>Total</b>		<b>2,720.03 sq m (29,279 sq ft)</b>			<b>£65,000</b>	

- (1) Pagazzi Lighting was founded in 1980, opening their first store in West Street, Glasgow and quickly became established as the city's premier specialist lighting shop. Pagazzi Lighting now operate around 20 premises throughout the UK (Source: www.pagazzi.com).
- (2) The lease provides for a tenant option to determine on 19th December 2022, subject to a £75,000 break penalty.
- (3) Under the terms of the lease the rent is £50,000 p.a.x. The tenant pays an additional fit out rent of £15,000 p.a.x., therefore the current total rent for the property is £65,000 p.a.x.
- (4) The tenant is currently benefitting from a rent free period to expire on 18th December 2017.

### Key Details

- Let on a new 10 year lease (subject to option)
- Benefits from roller shutter doors, car parking and use of a secure yard
- Totalling approximately 29,279 sq ft
- Situated on an established industrial estate
- Recently undergone a substantial refurbishment programme

### Location

Miles: 6 miles south-west of Glasgow City Centre  
 Roads: A727, M77 (Junction 3)  
 Rail: Thornliebank Railway Station  
 Air: Glasgow International Airport

### Situation

Thornliebank Industrial Estate is a popular and established industrial location six miles from Glasgow City Centre and is strategically located at junction 3 of the M77, which provides access to Glasgow to the north and Kilmarnock to the south. The property is prominently situated within the heart of the estate on the north side of Spiersbridge Terrace.

### Description

The property comprises a self-contained industrial unit which forms part of a larger terrace and provides ground floor warehouse and office accommodation, with additional ancillary accommodation on the first floor. The property benefits from an eaves height of 3 metres, roller shutter doors, car parking and use of a secure palisade fenced yard. The landlord has recently completed a substantial refurbishment programme.

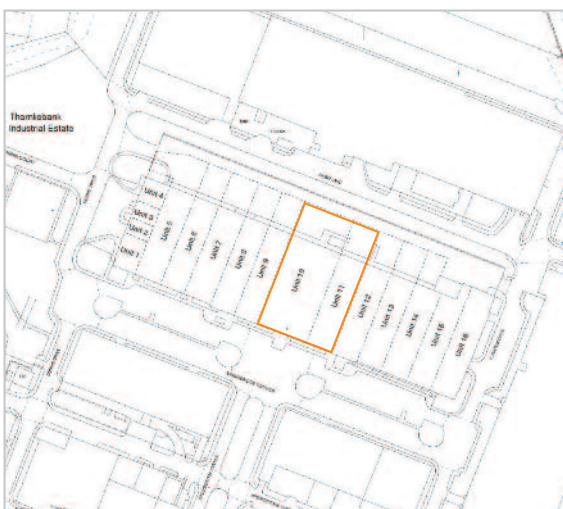
### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Six Week Completion



**Acuitus**  
 Mhairi Jarvis  
 +44 (0)131 552 5191  
 mhairi.jarvis@acuitus.co.uk

**Acuitus**  
 Will Moore  
 +44 (0)20 7034 4858  
 will.moore@acuitus.co.uk

**Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP**  
 Eilidh Mactier  
 +44 (0)141 304 6242  
 eilidh.mactier@cms-cmno.com