

# Lot 52

£65,000 per annum exclusive

## Units 12 & 13 Spiersbridge Terrace, Thornliebank Industrial Estate, Glasgow G46 8JH

Heritable Industrial Investment



### Key Details

- Let to Component Coating & Repair Services Ltd t/a Curtiss-Wright
- Benefits from roller shutter doors, car parking and use of a secure yard
- Approximately 16,574 sq ft
- Situated on an established industrial estate

### 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. The property benefits from an eaves height of 3 metres, roller shutter doors, car parking and use of a secure palisade fenced yard.

### Tenure

Heritable.

### VAT

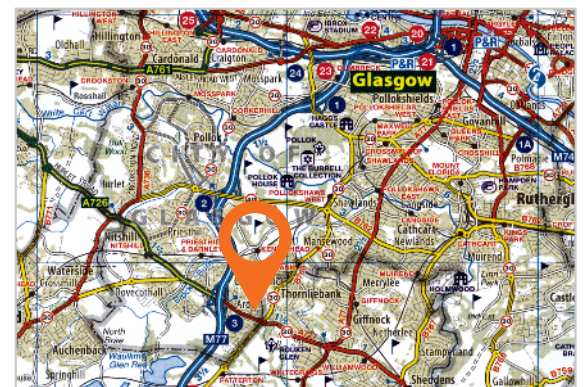
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/ Office	1,539.70 sq m (16,574 sq ft)	COMPONENT COATING AND REPAIR SERVICES LIMITED (1) t/a Curtiss-Wright	5 years from 03/02/2015 (2)	£65,000	02/02/2020
<b>Total</b>		<b>1,539.70 sq m (16,574 sq ft)</b>			<b>£65,000</b>	

- (1) For the year ending 31st December 2015, Component Coating and Repair Services Limited reported a turnover of £7,114,211, pre-tax profits of £1,591,089 and a total net worth of £5,178,056 (Source: Experian Group 13/06/2016).
- (2) The lease provides for a tenant option to determine on 2nd February 2018. If the option to determine is not exercised the tenant will benefit from a rent free period from 3rd February 2018 until 2nd May 2018.



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