

# Lot 25

£142,098 per annum  
exclusive

Alexandra House, 21 Cliftonhall Road,  
**Newbridge, Edinburgh EH28 8PW**

Heritable Office Investment



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Suites 1, 2 & 3	Ground Floor	Office	759.29 sq m (8,173 sq ft)	ANYTIME LEISURE LIMITED t/a Origin Fitness (1)	10 years from 25/09/2013 (2)	£88,848	25/09/2018 (24/09/2023)
Suite 5	Ground & First Floor	Office	506.69 sq m (5,454 sq ft)	MARKEN LIMITED (3)	10 years from 21/06/2012	£53,250	(20/06/2022)
Suite 4	First Floor	Office	603.86 sq m (6,500 sq ft)	VACANT POSSESSION			
<b>Total</b>			<b>1,869.84 sq m (20,127 sq ft)</b>			<b>£142,098</b>	

(1) For the year ending 31 March 2016, Anytime Leisure Limited reported a turnover of £7,668,464, pre-tax profits of £469,103 and a total net worth of £1,089,143 (Source: Experian Group 12/01/2018). In April 2016, Anytime Leisure Limited officially began trading as Origin Fitness. Origin Fitness supply gym equipment and their gym design skills to a range of clients, including global gym brands, local authorities, hotels, sports clubs and CrossFit boxes (Source: www.originfitness.com 12/01/2018).

(2) 2018 break option NOT exercised.

(3) For the year ending 31 December 2016, Marken Limited reported a turnover of £61,973,000, pre-tax profits of £7,893,000 and a total net worth of £168,729,000 (Source: Experian Group 12/01/2018). Marken specialises in high-touch, personalised logistics for clinical trial materials and sensitive drug shipments worldwide (Source: www.marken.com 12/01/2018).

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### Key Details

- Let to Anytime Leisure Limited and Marken Limited
- Anytime Leisure Limited did NOT exercise their 2018 break option
- Prominent position in established commercial area 2.5 miles west of Edinburgh Airport
- Asset management opportunity
- Nearby occupiers include DHL, DPD, Batleys Cash & Carry and Tesla Service Centre

### On Behalf of a Major Fund Manager

#### Location

**Miles:** 9 miles west of Edinburgh  
**Roads:** M9 (Junction 1), M8 (Junction 2)  
**Air:** 2.5 miles west of Edinburgh International Airport

#### Situation

The property is located within the commercial area of Cliftonhall Road in Newbridge, some 9 miles west of Edinburgh and 2.5 miles west of Edinburgh International Airport. The property occupies a prominent roadside position, with other nearby occupiers including DHL, DPD, Batleys Cash & Carry and Tesla Service Centre. Cliftonhall Road runs adjacent to the M9, providing fast access to Junction 1 at the Newbridge Interchange located just north of the property.

#### Description

The property is a standalone detached modern office building arranged to provide five open-plan suites. Unit 1 benefits from roller shutter doors and has been interconnected with units 2 and 3. The office accommodation benefits from suspended ceilings, recessed lighting and perimeter trunking. The property provides parking for approximately 48 cars and has a site area of approximately 2.383 acres (0.964 hectares).

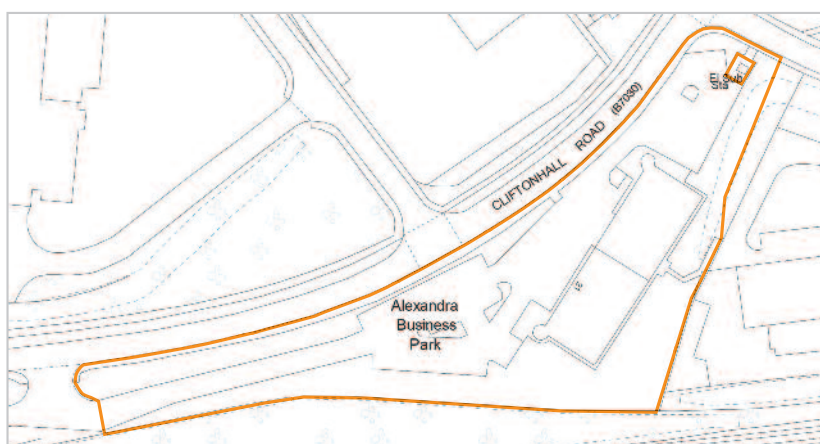
#### Tenure

Heritable (Scottish equivalent of English Freehold).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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