

44A Colvilles Place, Kelvin Industrial Estate,  
East Kilbride G75 0PZ

Modern Heritable Warehouse Investment

Lot 5

£58,800 per annum  
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse	910 sq m	(9,798 sq ft)	DINGBRO LIMITED (1)	15 years from 02/11/2012 until 01/11/2027 on a full repairing and insuring lease	£58,800 pa (2)	2022
Total		910 sq m	(9,798 sq ft)			£58,800 pa (2)	

(1) For the year ended 30th September 2018, Dingbro Limited reported a turnover of £153,113,431, pre-tax profits of £9,910,969 and a net worth of £41,100,036 (Source: Experian 30.09.2019). Dingbro Ltd started in 1973 and is now the largest independent motor factoring group in Scotland, with over 1,300 staff and a storage area exceeding 300,000 sq ft in 26 sites throughout Scotland (Source - www.dingbro.com).

(2) Rent increased at 2017 review from £49,000 per annum.

Key Details

- Modern warehouse unit built in 2009
- Let to Dingbro Limited on a lease expiring November 2027
- Secure yard
- Well established warehouse/industrial estate
- 2017 Rent Review increase from £49,000 pa

Location

**Miles:** 9 miles south-east of Glasgow  
45 miles south-west of Edinburgh  
**Roads:** M74, M8, A726  
**Rail:** East Kilbride Station  
**Air:** Glasgow International Airport  
(16 miles north-west)

Situation

East Kilbride was Scotland's first New Town and has a resident population of approximately 80,000. The town is situated 9 miles south-east of Glasgow and is highly accessible, with direct links to Junction 5 of the M74. The property is located on the well established Kelvin Industrial Estate. The estate is accessed via the A726 (Strathaven Road), which connects the town centre to the north with the M74, 12 miles to the south via Strathaven and the M71. The M71 connects Edinburgh to Irvine. The property is located on Colvilles Place, accessed via Stroud Road. Occupiers on the Kelvin Estate include Screwfix, CEF, Howdens and Toolstation. Neighbouring occupiers on Colvilles Place include Euro Car Parts and D&G Autocare.

Description

The property, built in 2009, comprises a ground floor warehouse with two roller shutter doors and a secure yard. The property provides an office, a sorting area and a large reception/collection area. Areas of land not demised to the tenant are included in the sale, see legal pack.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Jarvis +44 (0)7718 899341.

Energy Performance Certificate

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