

Modern Multi-Let Office Investment

For Sale

Fully let producing £181,000 rent per annum

Low capital rate of £77.46/sq ft

WAULT of 2.1 Years

Excellent location with convenient motorway links

Offers over £1.265M reflecting a NIY of 13.5%



BELGRAVE COURT

Rosehall Road, Bellshill ML4 3NR



BELGRAVE COURT



Location

Belgrave Court is located within the popular Bellshill Industrial Estate, just 12 miles east of Glasgow City Centre. More specifically, the subjects command a prominent position on the south side of Rosehall Road, by its junction with Belgrave Street, immediately opposite the recently completed Belgrave Logistics Park.

Superb access to the Scottish Motorway Network is provided with the A725 connecting with the J7 M8 a short distance north, as well as the M74 via the Raith Interchange just a short distance south.

Nearby public transport links are provided with Bellshill Railway Station, which is situated 1 mile south, whilst regular bus services operate in the vicinity.

Nearby amenities are provided with Lidl situated a 5 minute walk south, as well as a nearby McDonald's.

Specification

Modern standalone office building built in 2008

Arranged over ground, first and second floors

High specification of build

51 secure parking spaces

8 person passenger lift

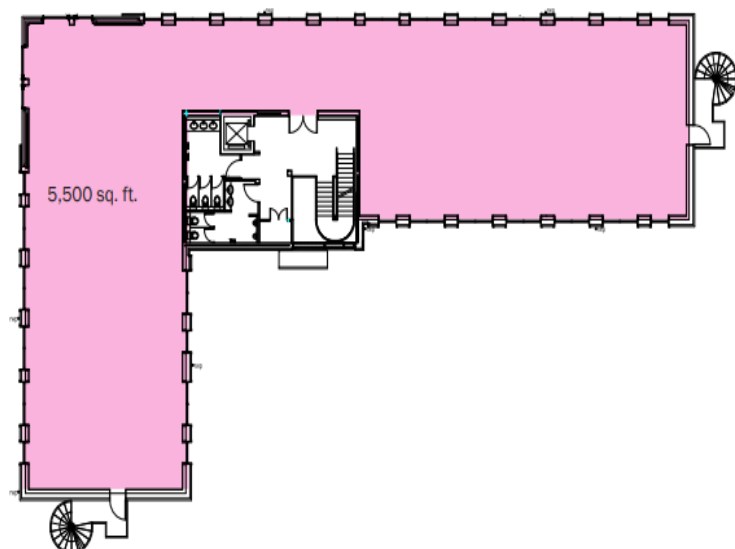
Fully DDA compliant

Male and Female WCs on each floor

Raised access floors

All suites have been fitted out to a very high standard

BELGRAVE COURT



Typical Floor Plan

Tenancy Schedule – Belgrave Court

Unit	Tenant	Floor Sq Ft	Lease Start	Lease Expiry	Break Option	Rent Review	Rent	Rent per Sq Ft	Unexpired Term	Term certain	Comments
Ground	GHI Contracts Ltd	5,443		01/06/2025	N/A		£77,000	£14.15	1.01	1.01	SC £2.50psf
1st West	Blue Arrow Ltd	3,000	05/01/2016	05/01/2026	N/A	N/A	£18,713	£6.24	1.60	1.60	Blue arrow paying all inclusive rent of £26,213 to caulate the effective net rent we have subtracted £7,500 per annum (2,50 per sf ft sc)
1st East	Love at Care Ltd	2,443	01/03/2023	01/03/2028	01/09/2023		£25,000	£10.23	3.76	0.74	SC £2.50psf
2nd East	Benson Wood (Scotland) Ltd	2,443	06/02/2023	05/02/2028	06/02/2026		£21,250	£8.70	3.68	1.69	SC £2.50psf
2nd West	Morrison Energy Services	3,000	22/12/2023	22/12/2026	22/12/2024		£39,000	£13.00	2.56	0.56	Annual break option Rent Includes fit out. SC £2.50psf
Totals		16329					£180,963		2.10	1.02	
							Average £11.08				

The service charge budget currently runs at £2.50 per Sq. Ft



GHI Contracts Ltd is a principal contractor, specialising in fit-out and refurbishment of property in the UK across a wide range of sectors.



Blue Arrow is a Staffing Agency, placing candidates into temporary and permanent jobs for employers in the transport, logistics, call centre, hospitality, manufacturing, retail and public sectors.



LOVE Care is a socially conscious and compassionate provider of residential and home care services across Scotland, catering to individuals of all ages with varying needs.

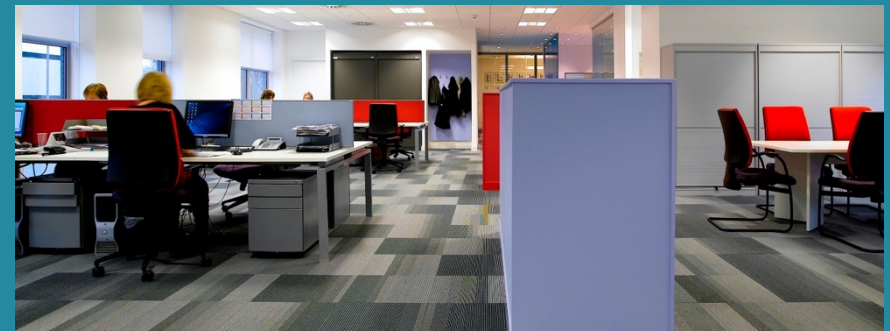
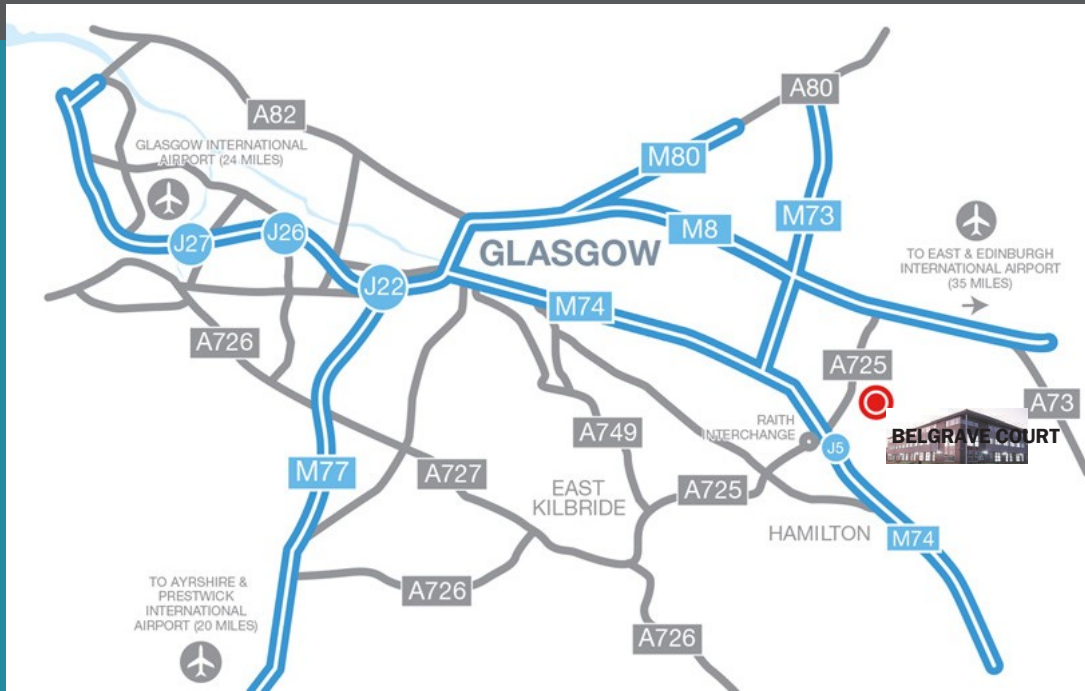


Bensonwood+co is a Chartered Accountancy firm, providing help and advice to businesses and individuals on a diverse range of services.



Morrison Energy Services work with national energy networks and publicly owned organisations to repair, renew, refurbish and maintain the country's gas, electricity and green energy infrastructure, focussing on decarbonisation to support the transition to a Net Zero economy.

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Asking Terms

Offers over £1.265M are invited for our clients' heritable interest.

A purchase at this level reflects an NIY of 13.5% after purchaser's costs.

VAT

The subjects are elected for VAT, however, it is anticipated that a sale will be by way of a Transfer of Going Concern (TOGC).

EPC

Rating A

Viewing and Further Information

Strictly via the sole selling agents;

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G·M·BROWN

Date of Publication: June 2024