



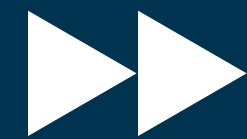
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Titanium 1

King's Inch Place,
Glasgow, G51 4BP

Great opportunity
to secure a fully let,
well-secured investment.

Investment Summary



1

Excellent opportunity to acquire a fully let, well secured office investment

2

Highly prominent location, immediately adjacent to Braehead Shopping Centre, Glasgow

3

As Scotland's largest leisure and retail destination, Braehead Shopping Centre has a footfall of 17 million annually and a total available retail spend of some £10 billion

4

Glasgow is Scotland's largest city, with a current city population of over 635,000 and a city region population of 1.85m

5

15 minutes drive from Glasgow city centre and 10 minutes from Glasgow Airport

6

28,986 sq ft of modern office accommodation

7

Significant recent investment in building improvements, including chiller replacement and installation of new building management system (BMS)

8

100% leased with 10 yrs WAULT

9

Total passing rent of £397,114 p/a, with potential for Sep '25 R/R reversion

10

EPC B(25) with potential for upgrading

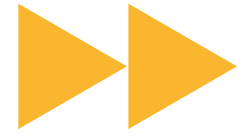
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Heritable Interest (Scottish equivalent of English Freehold)

Proposal



Offers are invited in excess of **£3,800,000** (THREE MILLION, EIGHT HUNDRED THOUSAND POUNDS STERLING) for our clients interest. A purchase at this level would reflect an attractive **net initial yield of 9.58%** based on purchasers costs of 6.50%.



Location

Strategically located on King's Inch Road with excellent motorway links and public transport connections

Titanium Business Park is situated in a strategic location on King's Inch Road with immediate access to the M8 motorway at Junctions 25A and 26, providing excellent access to Glasgow City Centre and Glasgow Airport as well as the M74 motorway, which is now extended to provide a faster and direct route to Carlisle and the South from the West of Glasgow.

The property is well served by public transport, with a number of bus routes passing along King's Inch Road. In addition there is a dedicated bus terminal at Braehead with over 600 buses each day, having direct services to and from many locations including Glasgow City Centre, Paisley, Renfrew, Erskine and Glasgow Airport.



Immediate access to M8 at junctions 25A & 26



Dedicated bus terminal with over 600 buses each day



Bus connection with Glasgow Airport

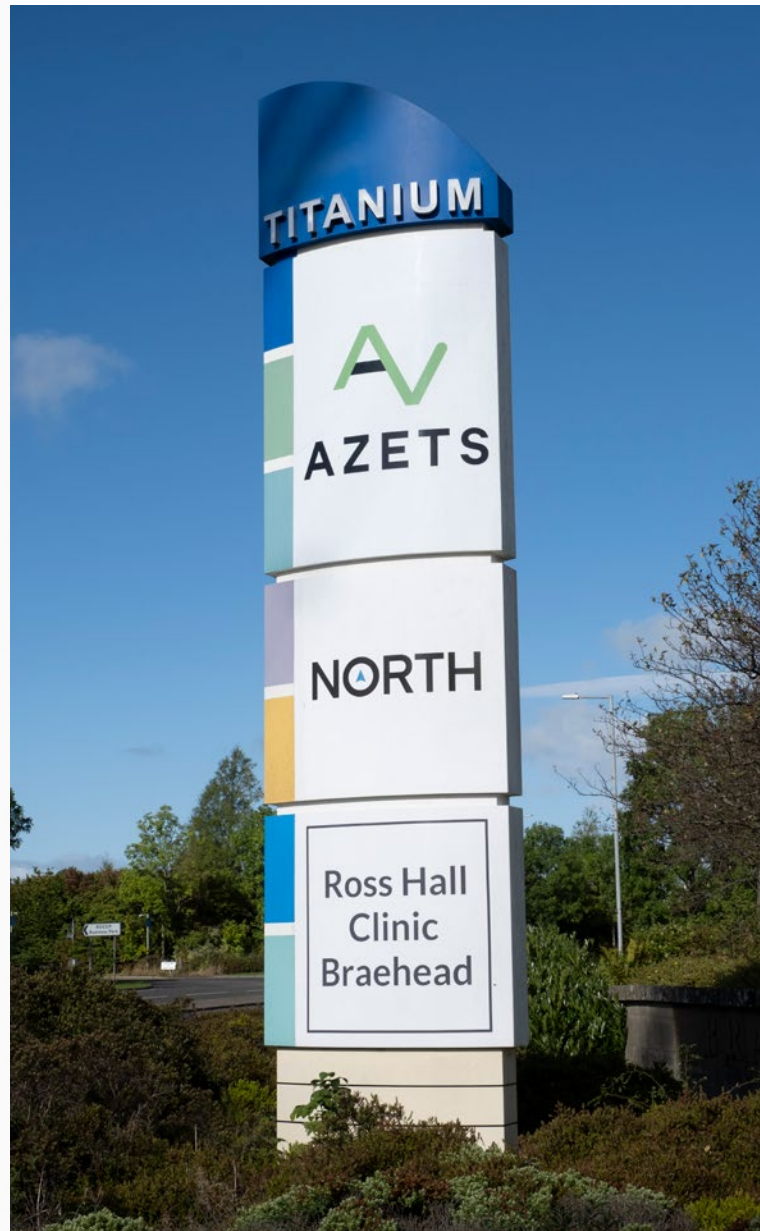


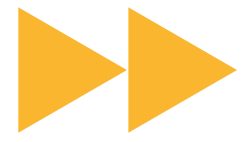
Situation

Titanium 1 is an imposing building which occupies a prominent site on one of the main arterial routes leading to Braehead, and is positioned at the entrance to King's Inch Place.

Titanium 1 is served by a wealth of on-site amenities and Braehead is a growing commercial and residential area, which is centred on the 800,000 sq ft Shopping Centre and Xscape entertainment complex. Both offer a wide range of cafes, restaurants and bars. There is also a choice of two national hotel chains; a Campanile Hotel and a Travelodge. Surrounding occupiers include Lenovo, Ross Hall Clinic and SD Worx.







Description

The building is entered via a double height feature entrance and provides high quality office accommodation and common parts over two floors.



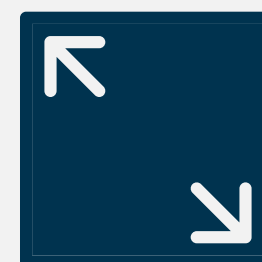
Building Specification & Features

- High quality finishes
- 122 dedicated car spaces
- 24 hour access
- CCTV coverage
- Dedicated reception area
- Passenger lift
- DDA compliant



Office Specification

- Open plan office accommodation
- Raised access floor with integrated floor boxes
- Carpeted throughout
- Suspended ceiling with integrated lighting
- Heating and cooling system
- Male, female and disabled toilets on each floor



28,986

sq. ft of total area



Accommodation

Floor	Wing	Size (Sq. m)	Size (Sq. ft)
First	South	642.43	6,915
First	North	722.79	7,780
Ground		1,327.68	14,291
Total		2,692.89	28,986



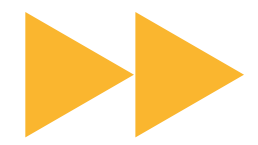
Covenants

Azets Holdings Ltd

Azets provides accounting, tax, audit, advisory and business services. Founded in 2016, as a result of bringing leading-edge UK and Nordic business services companies together; for decades prior, they have provided business-critical support to thousands of clients throughout the UK and the Nordic region. With over 8,200 staff across 190 offices, Azets help leaders and organisations of all shapes and sizes, public sector enterprises and high net-worth private clients achieve their personal and business ambitions. They have over 100,000 customers and most recent turnover figures represent GBP 505 million.

North SV Ltd

North SV Ltd comprises a technology, networking and safety & security provider. Borne out of a 2020 merger of five entities; Boston Networks, Welsh business Pinacl and Pinacl GDA, North Shields and Birmingham firm 2020 Vision Systems and London operator PEL Services, the business currently employs over 270 staff and is focused on driving regional expansion, strengthening its service lines such as IoT and 5G within critical and complex environments and continuing to build long-term partnerships with the likes of Aruba, Cisco and Nokia. North SV Ltd is ultimately owned by private equity investor, Livingbridge, who has a strong track record within the technology sector via their £1.2 billion Livingbridge 7 Fund.



Tenancy



Floor / Suite	Area (sq ft)	Tenant	Lease expiry	Upcoming Review	Headline Rent (psf)	Passing Rent PA
Ground Floor	14,291	Azets Holding Ltd	28/09/2035	29/09/2030	£15.34	£219,224
1st Floor (South)	6,915	Azets Holding Ltd	28/09/2035	29/09/2030	£11.95	£82,634
1st Floor (North)	7,780	North SV Ltd	30/09/2030	30/09/2025	£9.93	£77,255
Total	28,986				£13.08	£379,114

N.B. Solar income of c. £7,000 p/a

		Pricing Details			
Average Unexpired Lease Term	9.34yrs	Price	NIY	Cap Val (psf)	Purchasers Costs
Weighted Average Unexpired Lease Term to Expiry	9.99 yrs	£3,800,000	9.58%	£131.10	6.50%

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EPC

The Property has an EPC rating of B(25) with potential to improve to an A rating. A copy of the certificate is available upon request.

Legal Sales Pack

Access to the legal sales pack is available on request.

VAT

The property is elected for VAT. We envisage that the transaction will be treated as a Transfer of a Going Concern (TOGC).

AML

In order to comply with AML Regulations, the purchaser is required to satisfy both the Vendor and Cushman & Wakefield on the source of funds used to acquire the property.

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Contacts

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Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.