# FOR SALE
## Industrial Sale and Leaseback Investment

# 85 CALDER STREET
## Coatbridge, ML5 4EY

# INVESTMENT SUMMARY

- Situated within Calder Park, Coatbridge - 10 miles east of Glasgow City Centre
- Modern industrial unit extending to 15,071 sq ft which benefits from a secure yard
- Will be let to ICB Trading Limited on a 10 year lease (no breaks)
- CPI linked rent review (1% - 4%) providing guaranteed reversion
- Passing rent of £135,562 per annum exclusive which equates to £8.99 per sq ft
- Heritable interest
- Offers in excess of £1,750,000 exclusive
- Reflecting an attractive net initial yield of 7.30% and an estimated reversionary yield of 8.46%

# LOCATION

The property occupies a highly accessible position within Coatbridge, one of Scotland's principal industrial and distribution locations, situated approximately 10 miles east of Glasgow city centre. The property benefits from excellent connectivity to the national motorway network, with convenient access to the M8, M73 and M74, providing efficient links throughout Central Scotland and beyond.

Coatbridge is recognised as a strategic logistics hub, benefiting from its central position within Scotland's motorway infrastructure. Glasgow city centre, Glasgow Airport, Edinburgh and Scotland's wider Central Belt are all readily accessible, making the property well suited to industrial, warehouse, trade counter and last-mile distribution uses.




# SITUATION

The property sits on the north side of Calder Street which provides direct access to the town centre and links to Whifflet Street which in turn connects with the M8 motorway.

Nearby occupiers include B&Q, Howdens, Screwfix, Toolstation, City Plumbing Supplies and Lees of Scotland.

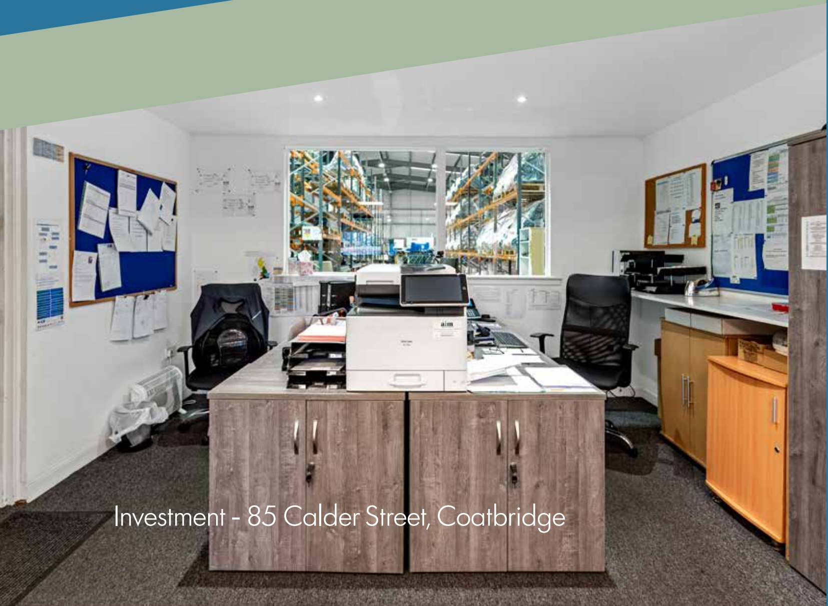
# DESCRIPTION

The subjects comprise a modern detached industrial unit constructed with a steel portal frame, incorporating steel-clad elevations and roof panels. A prominent canopy extends across the front elevation.

Externally, the property benefits from a secure, fenced yard accessed via a gated entrance at the side of the site. The premises also benefits from marked car parking spaces to the front elevation.

Internally, the unit comprises warehouse accommodation with ancillary office accommodation as well as a mezzanine area. Vehicular access is provided via two roller shutter doors. The warehouse benefits from a minimum eaves height of approximately 6.15m rising to 7.40m at the apex.

Access to/from Calder Street is via a shared road which is shared with the neighbouring property (Kelvin House).





# ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Gross Internal Areas (GIA) to be as below:

| FLOOR | SQ FT | SQ M |
|---|---|---|
| Ground Floor | 13,853 | 1,287 |
| Mezzanine | 1,218 | 113 |
| TOTAL | 15,071 | 1,400 |

# TENURE

Heritable interest (Scottish equivalent of English Freehold).

# TENANCY

The property will be let to ICB Trading Limited on a full repairing and insuring lease, subject to a schedule of condition, on a 10-year lease (no break options) from completion of the sale. The passing rent will be £135,562 per annum. The passing rent equates to £9.50 per sq ft on the ground floor and £3.25 per sq ft on the mezzanine.

There will be a CPI linked rent review at year 5, subject to a cap and collar of 1% - 4%, compounded annually. Assuming CPI growth of 3.00% p.a. this will give a rent at year 5 of approximately £157,154 p.a.

# COVENANT

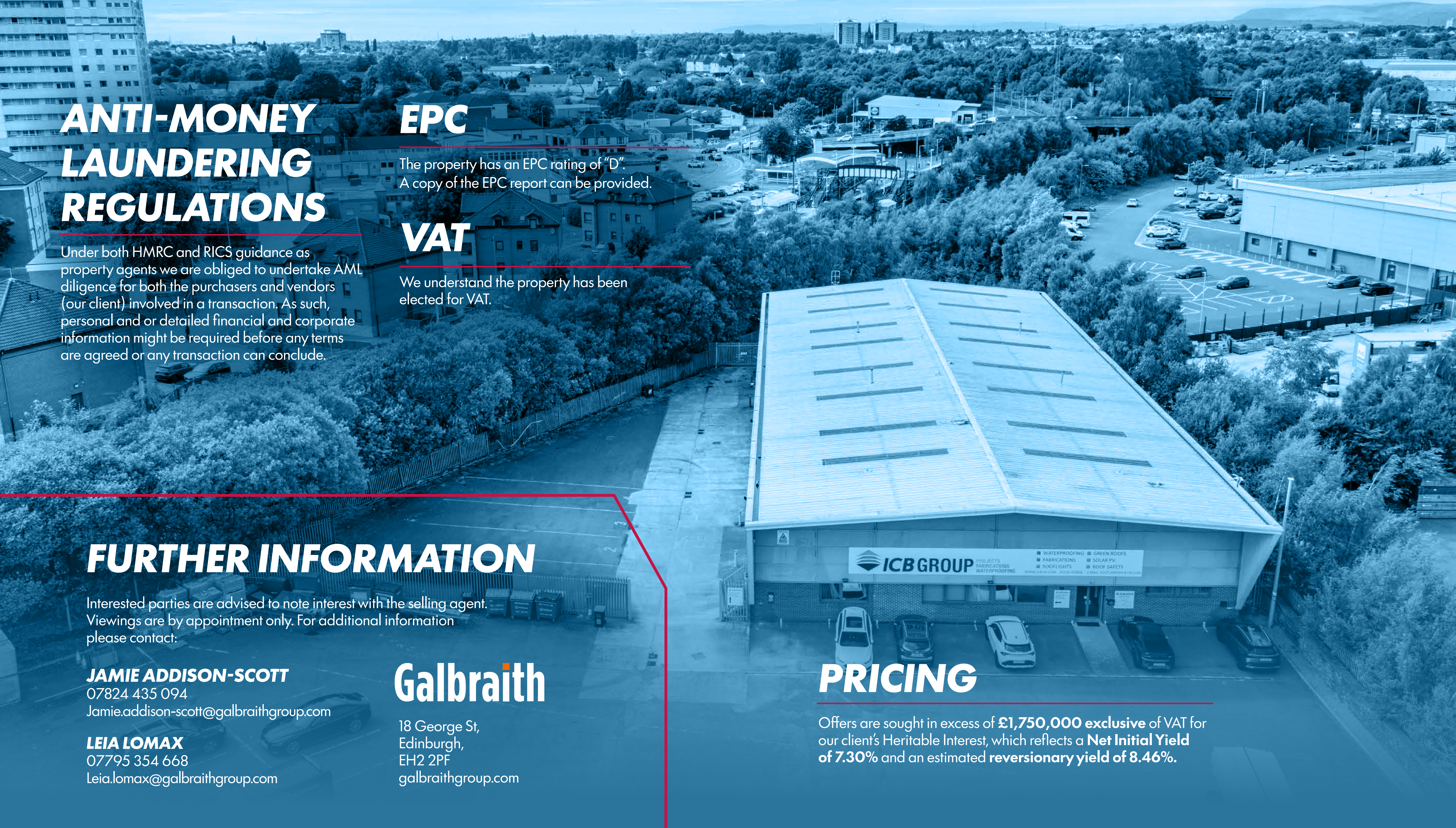
ICB Trading Group is a UK-based specialist supplier to the construction and building envelope sector, best known through its businesses ICB Waterproofing, ICB Fabrications, and ICB Projects. The group has over 40 years of industry experience and provides roofing, waterproofing, architectural metal fabrication, solar PV, green roof, and roof safety solutions to customers across the UK. The company is recognised for its focus on high-quality products, technical expertise, and customer support, serving both new-build and refurbishment projects.

Tenant's financial highlights:

| | 31 Dec 2024 | 31 Dec 2023 | 31 Dec 2022 |
|---|---|---|---|
| Turnover | £14,468,323 | £14,049,927 | £13,451,334 |
| Pre-Tax Profit | £274,073 | £873,204 | £259,706 |
| Net Worth | £2,428,289 | £2,385,894 | £1,787,394 |

The Tenant has an Experian Rating of 86/100, which reflects a 'Low Risk'.






# ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

# EPC

The property has an EPC rating of "D".
A copy of the EPC report can be provided.

# VAT

We understand the property has been elected for VAT.

# FURTHER INFORMATION

Interested parties are advised to note interest with the selling agent. Viewings are by appointment only. For additional information please contact: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# PRICING

Offers are sought in excess of **£1,750,000 exclusive** of VAT for our client's Heritable Interest, which reflects a **Net Initial Yield of 7.30%** and an estimated **reversionary yield of 8.46%.**