

**Sale and Lease Back  
with guaranteed  
rental performance**



**LOGITECH**  
Erskine Ferry Rd  
Old Kilpatrick  
Glasgow | G60 5EU







# Investment Summary



---

15 FRI Year Lease to Logitech Ltd (Creditsafe score of 72A)

---

The A82 is less than a 5 minute drive, with Glasgow Airport within a 15 minute drive

---

£165,912 per annum reflecting £6.00 per sq ft

---

The lease benefits from 5 yearly upward only rent reviews geared to the Retail Price Index (Collared 2.00%, Capped 4.00%)

---

Total Accommodation of 27,652 sq ft (2,569 sq m)

---

Heritable Interest (Scottish equivalent of English Freehold)

---

Neighbouring the proposed Scottish Marine Technology Park – (30,000 sq m) 300,000 sq ft development

---

Offers in excess of **£1,950,000 exclusive of VAT**, reflecting a net initial yield of approximately 8.00%, and a low capital value of £71 per sq ft assuming standard purchaser's costs



# Prime commercial spot in historic Old Kilpatrick with excellent transport links



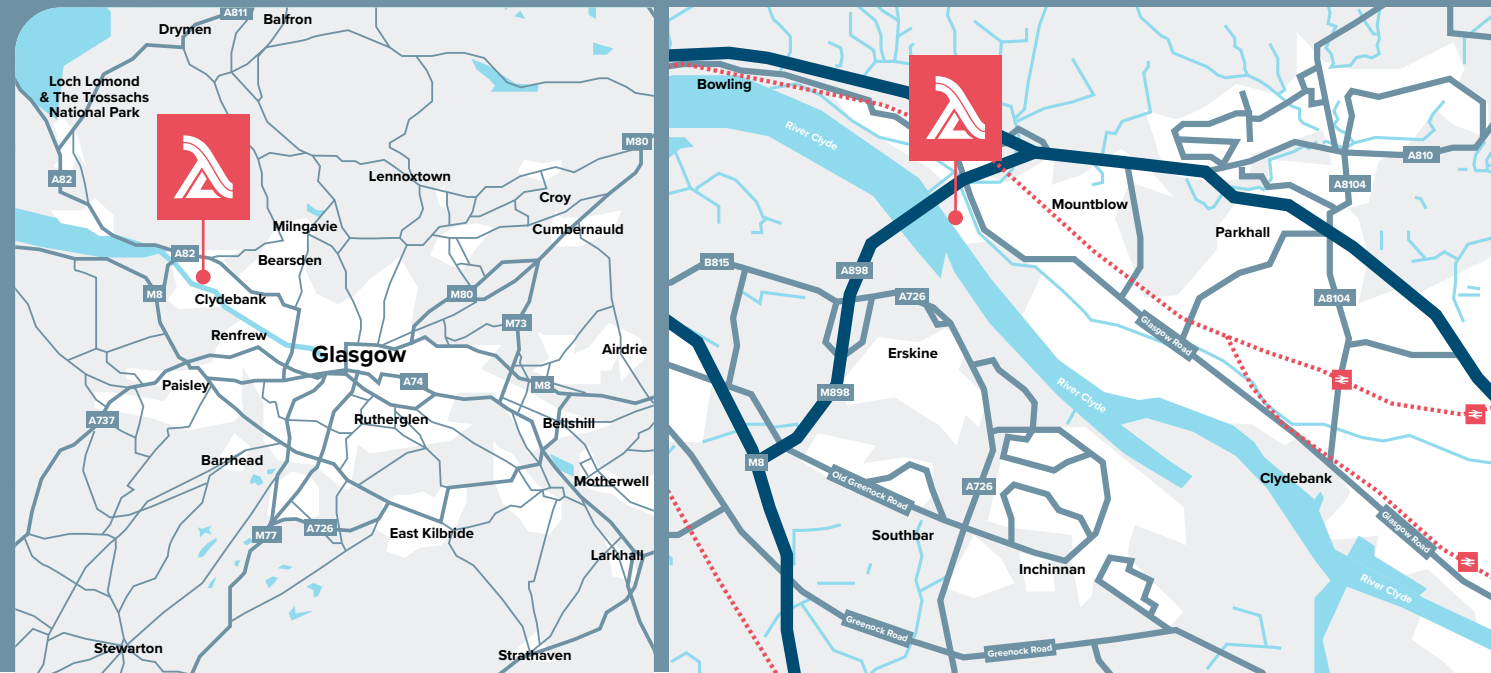
## Location

Old Kilpatrick is separated from the north bank of the River Clyde by the Forth and Clyde Canal. It is located approximately 9 miles West of Glasgow city centre and within Scotland's largest labour catchment (1.8 million population within the Glasgow city region), supplemented with steady student numbers. The location also enjoys good transport links via the A82, with Glasgow Airport within a 15 minutes' drive via the Erskine bridge. Kilpatrick Railway Station, just a short walk away, connects to Glasgow Central Station via the Inverclyde line.



## Situation

Erskine Ferry Road offers a prime commercial location in the historic village of Old Kilpatrick. The unit benefits from being with a 5-minute walk from the local convenience stores and shops in the village. Old Kilpatrick has a well-connected public transport network, providing access to nearby towns like Clydebank, Dumbarton and Glasgow as well as an easy rail connection to Glasgow city centre via the Inverclyde line.



**A cutting-edge marine park with 50 acres of adaptable space**



# Scottish Marine Technology Park

==== The Scottish Marine Technology Park (SMTP) that neighbours the Logitech HQ building will provide a unique environment for world-leading innovators in the marine industry to co-locate and create a self-sustaining eco-system designed to reinvigorate shipbuilding and renewable industries on the banks of the Clyde - and beyond.

The potential to develop up to 30,000 sq m (300,000 sq ft) of commercial floor space. The masterplan was designed with flexibility in mind; to ensure that all occupiers requirements are met, whilst remaining compliant to the overall masterplan strategy. In short, flexibility is paramount. With almost 50 acres of developable space and with direct access to the deep-water channel via a heavy lift quay with finger jetty and a ship hoist, the SMTP will provide a unique environment for world-leading innovators to co-locate and collaborate.

**A real positive for Logitech and the surrounding area**





# Description

The subject property comprises two distinct structures arranged in a horseshoe configuration, offering a combined Net Internal Area (NIA) of 27,652 sq ft. The original building, constructed in 1980, features a steel frame with profile metal cladding, breeze block office spaces, and an asbestos roof. A modern extension to the north, erected in 2001, consists of a steel portal frame with metal profile cladding. The facility has been customised to meet Logitech’s specific operational needs, including office accommodation and custom built laboratories. The warehouse’s areas are located to both the east and west of the link building and reception.

**Two interconnected structures totalling 27,652 sq ft, featuring customized office spaces and laboratories**



## Accommodation

AREA	SQ FT	SQM
Warehouse West	9,381	871.52
Warehouse East	13,613	1,264.64
Link Building	4,226	392.60
Other	433	40.22
<b>TOTAL</b>	<b>27,652</b>	<b>2,569</b>

## Future Asset Management

The site extends to c3.3 acres with a low site coverage of only 19%. Surplus Land to the East of the subjects available for potential development in the future should additional space be required.





**World leaders in  
materials processing,  
shaping and surface  
finishing technologies**



# Covenant



**COMPANY NAME:** LOGITECH LTD  
**COMPANY NUMBER:** SC042330  
**CREDIT SAFE RATING:** 72 A

Logitech are **world leaders** in materials processing, shaping and surface finishing technologies. Specialising in the design and manufacture of precision lapping & polishing, chemical or chemical polishing, cutting and bonding equipment. Their equipment is designed and manufactured from this facility. Their products are made bespoke to meet their customer needs that range from research into semiconductors wafer device fabrication, to the preparation of geological thin sections for petrographic analysis.

Logitech is extremely well-established in the industry, having built a strong reputation with almost 60 years of trading and successfully capitalising on their growing global network of clients. This is clearly demonstrated by their strong profit margin in relation to turnover.

UNITS	2022	2021	2020
Turnover	£8,740,989	£8,621,404	£7,656,367
Pre Tax Profit	£2,652,361	£3,758,757	£3,338,569
Shareholder's Funds	£12,184,441	£15,239,712	£22,388,262

**A copy of the Credit Safe report is available on request.**





## Tenancy

The property is offered subject to a new 15-year full repairing and insuring lease to Logitech Limited. The initial rent will be £165,912 per annum payable quarterly in advance. Rent reviews will be 5 yearly, upward only reviews geared to the Retail Price Index per annum (Collared 2.00%, Capped 4.00%). A copy of the lease will be available in the data room or on request from the selling agent.

## Site Area

The site area is estimated to be approximately 3.3 acres with a site coverage of 19%.

## EPC

EPC's available on request.

## Tenure

Heritable Interest (Scottish Equivalent of English Freehold).



## Proposal

We are instructed to seek offers in excess of £1,950,000 exclusive of VAT. A purchase at this level reflects a net initial yield of approximately 8.00%, after purchaser's costs.

## VAT

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

## Anti-Money Laundering Regulations

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

## Data Room

Access to the data room can be provided to interested parties upon request.

## Further Information

### STUART LOW

Partner Investment

T 07793 808 337

E [stuart.low@ryden.co.uk](mailto:stuart.low@ryden.co.uk)

### ALAN GILKISON

Partner Industrial Agency

T 07770 331 525

E [alan.gilkinson@ryden.co.uk](mailto:alan.gilkinson@ryden.co.uk)

# Ryden



**DISCLAIMER:** The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. August 2024. Designed by [thefifthhouse.co.uk](http://thefifthhouse.co.uk)

