



Prime Office Investment

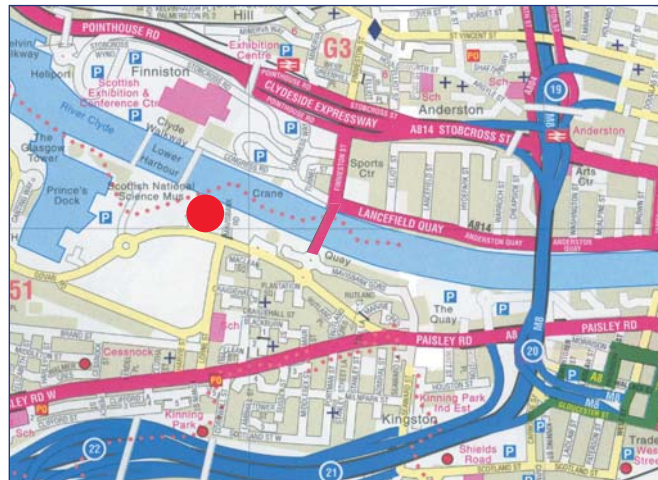


1 Pacific Quay
Glasgow, G51 1DZ



Executive Summary

- Modern 3 storey office pavilion extending to 2,754 sq m (29,651 sq ft).
- Designated car parking for 86 cars (1:345 sq ft).
- FRI lease to The Scottish Ministers expiring 1st May 2025.
- Passing rent of £497,500 per annum (£16.78 per sq ft).
- 5 yearly, upwards only, open market rent reviews.
- Offers in excess of £7.5 million are invited exclusive of VAT, producing a net initial yield of 6.27%, a reversionary yield of 6.73% and an equivalent yield of 6.71%, after purchaser's standard acquisition costs of 5.75%.



Location

Glasgow is Scotland's largest city and one of the UK's principal metropolitan areas with a catchment population of over 3 million. The city is located on the River Clyde and has a population of nearly 630,000.

Glasgow is Scotland's largest centre of employment and economic activity with key sectors in Financial and Business Services, Creative Industries, Health, Education, Knowledge Economy, Retail, Tourism and Hospitality. The Financial and Business Services sector has grown significantly in Glasgow with over 30,000 people working in the sector, representing 1 in 14 of the city's entire workforce.

Situation

Pacific Quay is a landmark urban business park of 25 acres overlooking the River Clyde in the heart of Glasgow. It is situated opposite the SECC and is home to Scottish Media Group (SMG), Galaxy, Buro Happold and BBC Scotland's 400,000 sq ft digital broadcasting centre and headquarters. Detailed planning permission for a 60,000 sq ft four storey office building has been secured on the adjacent site at 2 Pacific Quay.

Pacific Quay is approximately 2 minutes' drive time from the city centre via the striking new Clyde Arc road bridge. The motorway network is easily accessed nearby and Glasgow International Airport is only 15 minutes' drive time to the west. The development is also well served by public transport with bus routes through Pacific Quay and Underground stations at Cessnock and Ibrox to the south and south-west respectively. Rail services are available via the Exhibition Centre station on the north bank of the river offering direct access to mainline connections at Glasgow Central Station. In addition proposals have been lodged for a high-speed, dedicated bus link serving key developments along the length of the regenerated riverside.

The newly opened City Inn Hotel is a short distance from Pacific Quay, a short distance across the Clyde Arc bridge which also allows easy access to a number of restaurants, cafés and leisure centres all located close by. As well as the local amenities offered on-site by the Glasgow Science Centre and IMAX cinema, there is an ASDA supermarket and various other retail outlets a short drive south of the site.

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Description

1 Pacific Quay is a self-contained office building built in 1998 and arranged over three floors with the following specification:

- Steel frame supporting concrete slabs
- Full height glazed curtain walling
- Floor loadings 4.0kN/sq m
- Raised access metal floors with 200 mm minimum clear void
- Suspended metallic ceilings incorporating Cat 2 lighting
- VRV fan coil air conditioning system
- 1 x 13-person passenger lift serving all office floors
- High quality toilet cores with disabled and shower facilities
- CCTV security system and barrier access system to car park
- Designated parking for 86 cars providing a generous ratio of 1:345 sq ft

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), and provides the following approximate floor areas as stated in the lease to The Scottish Ministers.

	Sq m	Sq ft
Ground Floor	918	9,881
First Floor	919	9,894
Second Floor	917	9,876
Total	2,754	29,651

Tenancy

The property is leased to The Scottish Ministers from 1st May 2000 until 1st May 2025 at a passing rent of £497,500 per annum (£16.78 per sq ft). We estimate the rental value to be £533,718 per annum (£18.00 per sq ft). The lease is subject to open market, five yearly upward only rent reviews, the next due on 1st May 2010.

The building is occupied by Disclosure Scotland and Scottish Police Services Authority (SPSA).

Covenant Information

The **Scottish Ministers** are Members of The Scottish Executive constituted under the Scotland Act 1998 with statutory powers of government conferred by and exercised on behalf of HM The Queen.

Disclosure Scotland is a service designated to enhance public safety, providing 'Disclosure' certificates on individual's criminal history information.

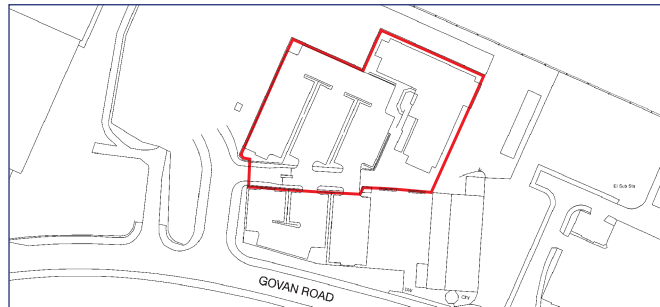
The **Scottish Police Services Association (SPSA)** provides expert policing and support services to Scotland's police forces and criminal justice community.

Service Charge

The service charge is fully recoverable.

Tenure

Freehold.



VAT

The property is elected for VAT, which will therefore be payable over and above the purchase price.

Proposal

Offers for the freehold interest in 1 Pacific Quay subject to the existing lease are invited in excess of £7.5 million pounds excluding VAT. A purchase at this level would reflect a net initial yield of 6.27%, a reversion to 6.73% and an equivalent yield of 6.71%, assuming purchaser's costs of 5.75%.

For Viewing and Further Information

For further information, please contact:



Campbell Docherty

Tel: 0141 305 6314

Email: campbell.docherty@gvagrimley.co.uk

Martyn Brown

Tel: 0141 305 6338

Email: martyn.brown@gvagrimley.co.uk

**SMOLKA
STRACHAN**

Peter Smolka

Tel: 0131 225 8855

Email: peter@smolkastrachan.com

Guy Strachan

Tel: 0131 226 7555

Email: guy@smolkastrachan.com



- 1 – Glasgow Science Centre & IMAX
- 2 – BBC Scotland
- 3 – BIP Solutions
- 4 – SMG (Scottish Media Group)
- 5 – Clyde Auditorium
- 6 – SECC
- 7 – City Inn Hotel
- 8 – Sky Park
- 9 – Scottish Daily Record & Sunday Mail Ltd
- 10 – Springfield Quay



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