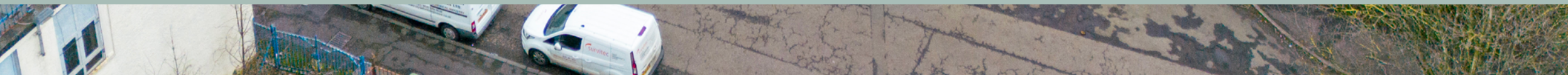




SINGLE LET INDUSTRIAL INVESTMENT OPPORTUNITY

25 SOUTH DOUGLAS STREET | CLYDEBANK | GLASGOW | G81 1PF



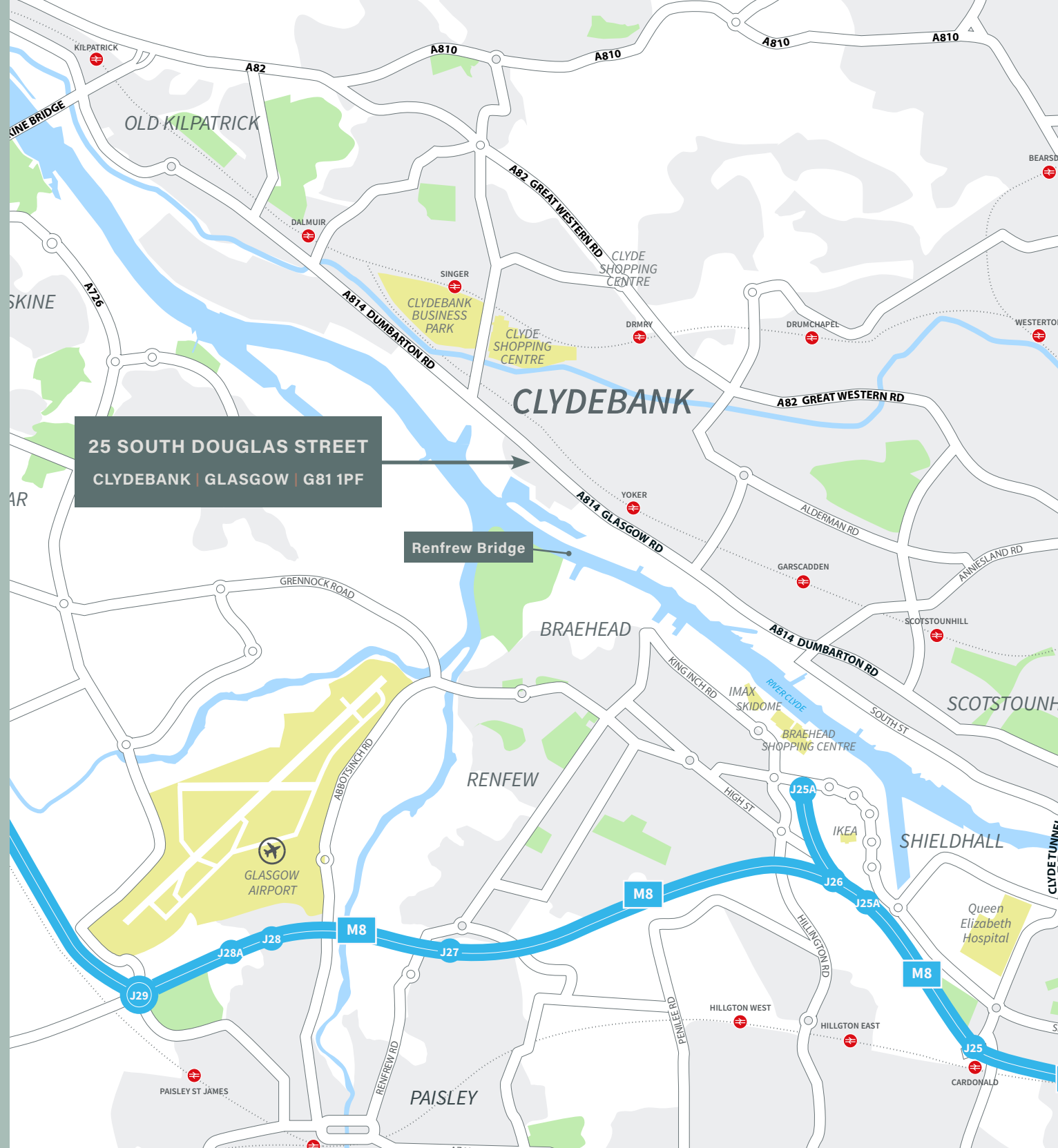
INVESTMENT SUMMARY

- Prominent industrial investment opportunity situated within an established logistics and manufacturing location
- Let to Fieldcore Service Solutions International LLC (a global company that is a wholly owned subsidiary of GE Vernova)
- The tenant has occupied the unit since 2002
- Let on FRI terms until 27th November 2027 (2.5 years until expiry of the lease)
- FRI lease subject to a schedule of condition
- Large secure dedicated yard area
- Heritable Interest (Scottish equivalent of English Freehold)
- The unit extends to a Gross Internal Area of 1,446.96 sq m (15,575 sq ft)
- Current passing rent is £112,918 per annum equating to £7.25 per sq ft
- Low industrial vacancy rates coupled with strong tenant demand will lead to strong rental growth prospects going forward

PRICING

We are instructed to seek offers in excess of **£1,332,000** which reflects a **net initial yield of 8.00%** and a **capital rate of £85 psf** after allowing for standard purchaser's costs based on LBTT.





LOCATION

Clydebank is located in West Dunbartonshire, north of the River Clyde, approximately 8 miles north west of Glasgow City Centre and 4.1 miles north of Glasgow International Airport. The town has a resident population of around 41,000 and a surrounding population of 93,000. Clydebank town centre is a key regeneration site and was subject to a Design Charrette in 2015. A key action from the report is to enhance the link between the town centre and Queens Quay which is Clydebank's other key regeneration site. Major occupiers in Clydebank include Booker Plc, Morrison Bowmore Distillers, Edrington Group and Label BAE Systems.

SITUATION

The property is situated one mile south east of Clydebank town centre on South Douglas Street and is accessed via Clyde Street. The premises are located in the heart of a well-established industrial area which benefits from a low vacancy rate and prominence onto Dumbarton Road (A814) which has an estimated average daily traffic flow of around 18,000 vehicles. The A814 provides direct access to Glasgow city centre and is a main bus route with several services running to and from the city centre. In addition, Clydebank Railway station lies approximately 0.5 miles from the property and Yoker Railway station is situated around 0.7 miles away. The area also benefits from the recent development of the Renfrew Bridge which connects Clydebank and Yoker to Renfrewshire, improving connectivity between the north and south of the River Clyde.

TOWARDS GLASGOW
CITY CENTRE



Clydebank
Business Park

Clyde Shopping
Centre

Clyde Retail
Park

25 SOUTH DOUGLAS STREET
CLYDEBANK | GLASGOW | G81 1PF

West College Scotland -
Clydebank Campus

Exolum
Oil Storage

RIVER CLYDE

SOUTH DOUGLAS STREET

A814
GLASGOW ROAD

DESCRIPTION

The property comprises a 15,575 sq ft detached industrial unit on a site of approximately 0.73 acres.

The current tenant has been in occupation since 2002 and has maintained the property to an exceptional standard including re-surfacing of the yard, installation of a high quality mezzanine, installation of galvanised steel palisade fencing and installation of LED lighting throughout.

The specification includes:

- Hard standing yard secured by palisade fencing
- External facing brick walls to dado height with profile metal cladding above
- Translucent rooflights
- Two electrically operated roller shutter access doors
- Clear internal height to the steel haunch of 5.1m rising to a maximum of 6.2m
- Concrete floor
- 3 phase electricity supply
- LED lighting throughout the entire property
- Gas fired warm air blowers
- High quality office and bespoke testing facilities
- Male, Female & Disabled WC's
- Tenant mezzanine





ACCOMMODATION

Description	Sq Ft	Sq M
Warehouse	9,945	923.92
Offices	5,630	523.04
Total Gross Internal Area	15,575	1,446.96

SITE AREA

The site extends to approximately 0.73 acres.





TENANCY

The subject is let to Fieldcore Service Solutions International Inc on a full repairing and insuring lease expiring 27 November 2027 (subject to a Schedule of Condition).

The current passing rent is £112,918 per annum which equates to £7.25 per sq ft.

The property is used as a service centre to service, maintain and distribute tooling for all GE Vernova’s power regeneration equipment.

COVENANT

Fieldcore Service Solutions International LLC is a wholly owned subsidiary of GE Vernova, forming part of the GE Vernova Gas Power One Field Services team. In April 2024, General Electric spun off into three separate publicly traded businesses, one of which is GE Vernova which is comprised of 12 businesses in the power generation and distribution sector. This “130-year-old startup” is focused singularly on electrifying and decarbonizing the world. In the year ending December 2024, GE Vernova Inc recorded a turnover of £34.935bn, pre-tax profits of £2.498bn and net assets of £10.593bn.

As the tenant is US-based LLC, they are not obliged to publish accounts, however please see in the table overleaf the most recently available financial metrics for the tenant.

KEY FINANCIALS

Year to Date	Turnover	Pre Tax Profit	Shareholder's Funds
31/12/2021	£611,869,554	£24,957,279	£280,540,563
31/12/2020	£575,755,858	-£318,665,934	£264,721,259
31/12/2019	£474,425,624	£4,779,587	£225,226,927

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate of D (49).

VAT

The property has been elected for VAT purposes with VAT being payable over and above the purchase price. However, we envisage that a sale will be affected by way of a Transfer of a Going Concern (TOGC).

DATA ROOM

Access to the Data Room is available upon request.

PROPOSAL

We are instructed to seek offers in excess of **£1,332,000** which reflects a **net initial yield of 8.00%** and a **capital rate of £85 psf** after allowing for standard purchaser's costs based on LBTT.



FURTHER INFORMATION

For further information, please contact the joint selling agents:



ALEX FRASER

+44 (0)7702 639 429

alex@agfrealestate.co.uk

BEN FARRELL

+44 (0)7973 315 189

ben.farrell@jll.com

SUBJECT TO CONTRACT | EXCLUSIVE OF VAT

© Crown Copyright 2025. All rights reserved. Promap licence number 100020449. Jones Lang LaSalle licence number 100017659. This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

Disclaimer - JLL 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. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; 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 Copyright © Jones Lang LaSalle IP Inc. June 2025. All rights reserved.