

CATALYST TRADE PARK

EDINBURGH | EH11 4EJ

REVERSIONARY MULTI-LET INDUSTRIAL
INVESTMENT OPPORTUNITY

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INVESTMENT SUMMARY

- **Edinburgh** is the **capital city of Scotland** and one of the **most dynamic and fastest growing cities in the UK**.
- **Edinburgh** provides one of the **most supply-constrained industrial markets in the UK**, with a current **vacancy rate of approximately 4.0%**.
- **Robust occupier demand** continues to drive rental growth, showing a **5.5% year-on-year increase** and **19.4% over the past three years**.
- Catalyst Trade Park occupies a **highly prominent roadside position within the prime industrial location of Sighthill**, approximately **4.5 miles southwest of Edinburgh city centre**.
- The location offers **convenient access** to the **City of Edinburgh Bypass (3-minute drive)**, the **M8 motorway (4-minute drive)**, and **Edinburgh Airport (9 minute drive)**.
- The estate comprises six modern trade counter units extending to a total **GIA of 30,722 sq ft**.
- Site area of approximately **1.9 acres** (0.77 hectares), reflecting a site cover of **37%**.
- **Communal yard recently resurfaced** at a cost of approximately **£200,000**.
- Fully let to six tenants at a passing rent of **£312,281 per annum (£10.16 psf)**, with an estimated **rental value of £384,025 per annum (£12.50 psf)**.
- **Significant asset management opportunities** with **58% of the headline rental reversion** across the estate **accessible within the next 2.5 years**.
- **WAULT of 3.54 years to expiry and 2.04 years to break**.
- **Heritable Interest** (Scottish equivalent of English Freehold).



PROPOSAL

We are instructed to seek offers in excess of **£4,500,000** subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 6.51%**, and a **reversionary yield of 8.01%** (based on our opinion of ERV), allowing for standard purchaser's costs based on LBTT.



RARE OPPORTUNITY TO ACQUIRE A REVERSIONARY MULTI-LET INDUSTRIAL ESTATE IN EDINBURGH'S MOST SOUGHT-AFTER INDUSTRIAL LOCATION





EDINBURGH GATEWAY STATION

EDINBURGH AIRPORT

EDINBURGH PARK STATION

GYLE SHOPPING CENTRE

A720 (CITY OF EDINBURGH BYPASS)

HERMISTON GAIT RETAIL PARK

ROYAL MAIL

PARCELFORCE

SCREWFIX

ARNOLD CLARK

SCOT JCB

AUDI

KANGAROO SELF STORAGE

A71 (CALDER ROAD)

BURTON'S BISCUITS



LOCATION

Edinburgh is Scotland's capital and one of the fastest growing cities in the UK, with a population of 560,000 and a wider catchment of 1.4 million people. The city has grown by 10.2% over the last decade and maintains the lowest unemployment rate of any major UK city.

Edinburgh has excellent road connectivity, served by the M8 to the west, linking to Glasgow and Livingston, the M90/A9 to the north, connecting to Dundee, Aberdeen and Inverness, and the A1/A7 to the south.

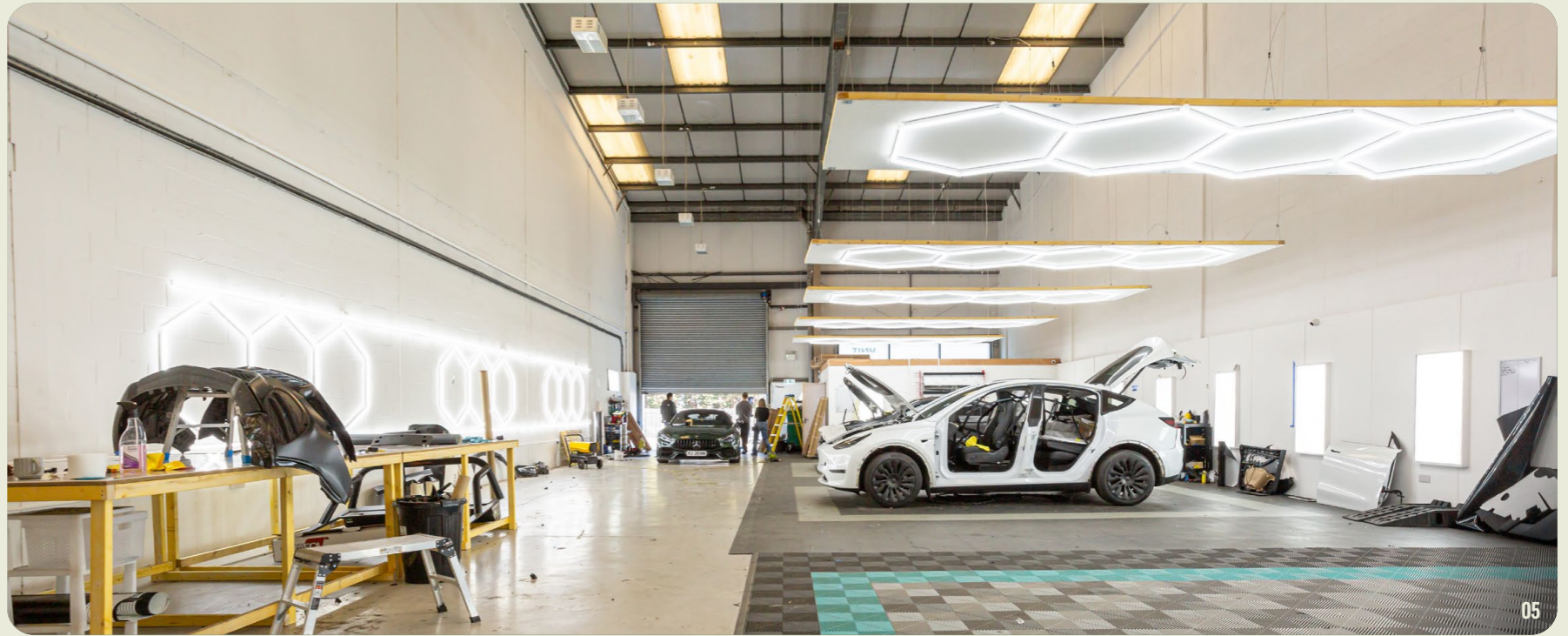
SITUATION

Situated approximately 4.5 miles southwest of Edinburgh City Centre, Catalyst Trade Park sits within the highly sought-after Industrial area of Sighthill.

The park benefits from prominent frontage and easy access onto Calder Road (A71), with Calder View Bus Stop located adjacent and Edinburgh Park Tram and Train Station accessible within a 10 minute walk.

Excellent road connectivity is provided via close proximity to the City of Edinburgh Bypass (A720) and M8 motorway, providing swift access to the city centre and the wider Scottish road network.



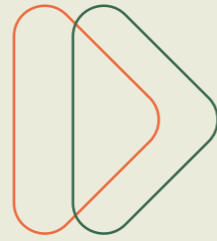


DESCRIPTION

Catalyst Trade Park is a prominent, multi-let trade counter and light industrial estate with vehicle access from Bankhead Drive and prominent visibility from Calder Road.

The property comprises a single modern industrial terrace of steel portal frame construction under a pitched steel-clad roof, configured as six units.

The accommodation extends to 30,722 sq ft, with five units ranging between 5,000 - 5,900 sq ft and a single unit (Unit 3) of 3,681 sq ft. The communal yard provides in excess of 90 car parking spaces and was recently resurfaced at a cost of **£200,000**.



ROLLER SHUTTER DOOR



MINIMUM EAVES HEIGHT OF 6.0M



GLAZED FRONTAGE



TRANSLUCENT ROOF PANELS



ROLLER SHUTTER DOOR



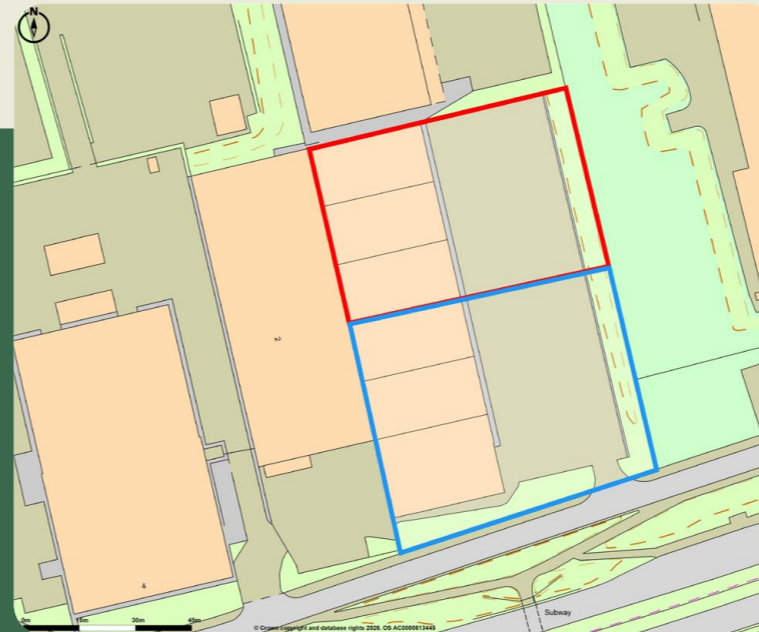
3 PHASE ELECTRICITY SUPPLY



MALE & FEMALE WCS



EXCELLENT CAR PARKING PROVISION



Title plan for indicative purposes only (MID175929 – blue / MID174062 – red).

TITLE

The property is held in Heritable interest under Titles MID175929 (Units 1-3) and MID174062 (Units 4-6).

SITE

The property extends to a total site area of approximately 1.9 acres (0.77 hectares), reflecting a site cover of 37%.

TENANCY SCHEDULE

TENANT	UNIT	SIZE (SQ.FT)	RENT (£/SQ.FT)	RENT (£/P.A.)	LEASE START	LEASE EXPIRY	RENT REVIEW	BREAK	MRV (£/SQ.FT)	MRV (£/P.A.)	COMMENTS
Multi Tile Ltd (Topps Tiles)	Unit 1	5,005	£9.99	£50,017	21/02/2005	20/02/2030			£12.50	£62,563	
Vapours Limited	Unit 2	5,924	£10.16	£60,200	23/08/2024	22/08/2029		23/08/2027	£12.50	£74,050	Rent deposit of £24,080 held by landlord.
East Coast Customs Ltd	Unit 3	3,681	£11.41	£42,000	05/09/2025	04/09/2030		05/09/2028	£12.50	£46,013	Rent deposit of £12,600 held by landlord.
Belron UK Ltd (Autoglass)	Unit 4	5,511	£9.54	£52,564	04/07/2022	03/07/2027			£12.50	£68,888	
Twisters Property Ltd	Unit 5	5,532	£9.58	£53,000	19/12/2005	27/05/2033	28/05/2028	27/05/2028	£12.50	£69,150	Rent deposit of £15,000 held by landlord.
Capital (Hair and Beauty) Ltd	Unit 6	5,069	£10.75	£54,500	13/10/2008	12/10/2028			£12.50	£63,363	
	TOTALS	30,722	£10.16	£312,281					£12.50	£384,027	





KEY TENANT COVENANTS

CAPITAL HAIR & BEAUTY

17%
of Income

Capital (Hair and Beauty) Limited

CreditSafe Score: A96
Company No.: 00530201

	2024	2023	2022
Turnover	£65,163,439	£62,655,332	£62,111,269
Pre Tax Profit	£6,089,948	£4,898,435	£5,995,979
Shareholder's Funds	£36,950,574	£35,503,593	£33,813,099

BELRON®

17%
of Income

Belron UK Ltd (t/a Autoglass)

CreditSafe Score: A96
Company No.: 00494648

	2024	2023	2022
Turnover	£299,941,000	£280,824,000	£237,159,000
Pre Tax Profit	£5,980,000	£3,400,000	£-1,002,000
Shareholder's Funds	£30,126,000	£23,852,000	£18,840,000

100% LET TO A DIVERSE
RANGE OF NATIONAL AND
LOCAL OCCUPIERS

Topps Tiles

16%
of Income

Multi-Tile Ltd (t/a Topps Tiles)

CreditSafe Score: A100
Company No.: 00808214

	2024	2023	2022
Turnover	-	-	-
Pre Tax Profit	£9,982,000	£9,740,000	£10,367,000
Shareholder's Funds	£241,019,000	£233,386,000	£223,896,000



- Multi Tile Ltd (Topps Tiles)
- Vapours Limited
- East Coast Customs Ltd
- Belron UK Ltd (Autoglass)
- Twisters Property Ltd
- Capital (Hair and Beauty) Ltd



MARKET COMMENTARY

EDINBURGH'S INDUSTRIAL OCCUPIER MARKET REMAINS EXCEPTIONALLY STRONG...

due to a chronic supply shortage and sustained upward rental pressure as a result of robust occupier demand. The city's vacancy rate sits at a critical low of approximately 4.0%, positioning Edinburgh among the most supply-constrained industrial markets in the UK. Prime rents have grown 5.5% year-on-year and 19.4% over the past three years, currently standing at £17.50 per sq ft.

Edinburgh has experienced significant industrial land loss over the past decade, as prime sites have been rezoned for residential, retail, and mixed-use developments to meet housing targets and capture higher land values. This trend has been most acute in West Edinburgh, where proximity to the airport, city centre, and major transport links has made industrial estates attractive targets for alternative use redevelopment. This shrinking footprint has intensified competition and driven up rents across the remaining stock.

- 1 **West Craigs Industrial Estate**
£13.00 psf
- 2 **Bankhead Industrial Estate**
£13.50 psf
- 3 **West Edinburgh Business Park**
£12.00 psf
- 4 **Sevenhills Business Park**
£14.50 psf
- 5 **Capital Park, Sighthill Industrial Estate**
£17.50 psf
- 6 **Stenhouse Mill Wynd**
£13.00 psf



ADDRESS	DATE	PRICE	NIY	SIZE (SQ FT)	CAP VAL (PSF)	WALVT TO EXPIRY	PURCHASER
Moorpark Central, Govan	U/O	Q. £6,200,000	Q. 6.51%	41,443	£149.60	4.40 years	N/A
Queen Anne Park, Newbridge	Aug-25	£6,200,000	6.08%	51,835	£119.61	5.65 years	Columbia Threadneedle
23 - 27 Dunedin Street, Edinburgh	Mar-25	£2,550,000	5.40%	11,728	£217.43	4.34 years	Crown Estate Scotland
Gartcosh Industrial Estate, Gartcosh	Apr-24	£6,875,000	6.79%	58,998	£116.53	6.36 years	Wesleyan
Fullarton Drive, Cambuslang	Apr-24	£14,725,000	6.11%	126,963	£115.98	4.15 years	Clydebuilt II (Strathclyde Pension Fund)
South Gyle Trade Park, Edinburgh (LLH)	Dec-23	£13,970,000	6.87%	139,650	£100.04	7.00 years	Roscco Properties
20 Harvest Road & 14 Queen Anne Drive, Newbridge	Feb-23	£2,051,000	5.58%	14,825	£138.35	1.20 years	Jarvie Plant Group



INVESTMENT CONSIDERATIONS



Rarely available, trade counter/
light industrial estate in one of
the UK's leading regional cities.



Located in Sighthill, Edinburgh's
most sought-after industrial
location, where prime rents
have reached £17.50 per sq ft.



Robust occupier demand
and a critical supply shortage
provides strong fundamentals
for continued rental growth.



Upcoming asset management
opportunities to increase the
rental tone, with 58% of the
headline reversion accessible
within the next 2.5 years.



Fully let to a diverse mix
of established and highly
committed tenants, with a
WAULT of 3.54 years to expiry.

ADDITIONAL INFORMATION

DATA ROOM

Access to the data room is available on request.

EPC

EPC reports are available in the data room.

VAT

The property has been elected for VAT and therefore VAT will be applicable to the purchase price, however, it is anticipated that the sale will be treated by way of a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

CONTACTS

For further information, or to organise an inspection, please contact the sole selling agents:

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