

**BLOCK 10
VALE OF LEVEN
INDUSTRIAL ESTATE
DUMBARTON G82 3AD**

FOR SALE

**SALE AND LEASEBACK
INVESTMENT OPPORTUNITY**

**APPROX 14,620 SQM
(157,370 SQ FT)**

- Offers sought.
- 25 year unbroken lease term
- Tenant option to extend for 10 years
- £570,000 per annum initial rental.
- Potential for fixed rental uplifts
- Letting guaranteed by NYSE listed parent company Babcock and Wilcox Enterprises inc.



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Location

Dumbarton is located on the north bank of the river Clyde to the west of Glasgow, Scotland's largest city.

The subjects are situated within the Value of Leven Industrial Estate located to the north of Dumbarton town center on the northern bank of the river Clyde .

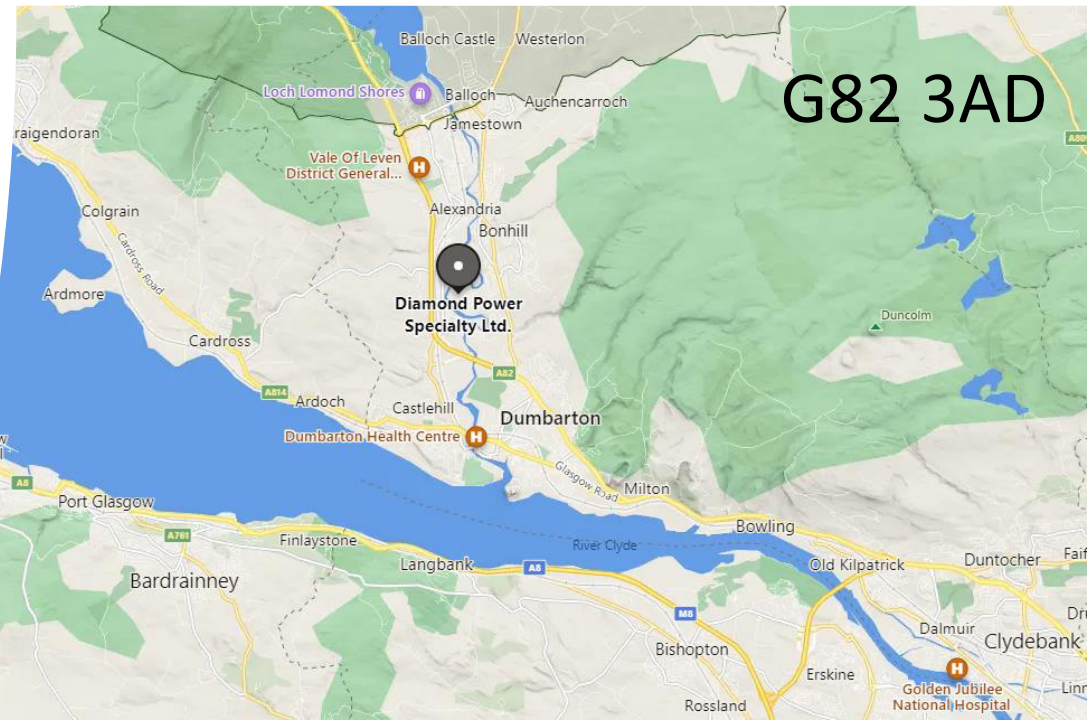
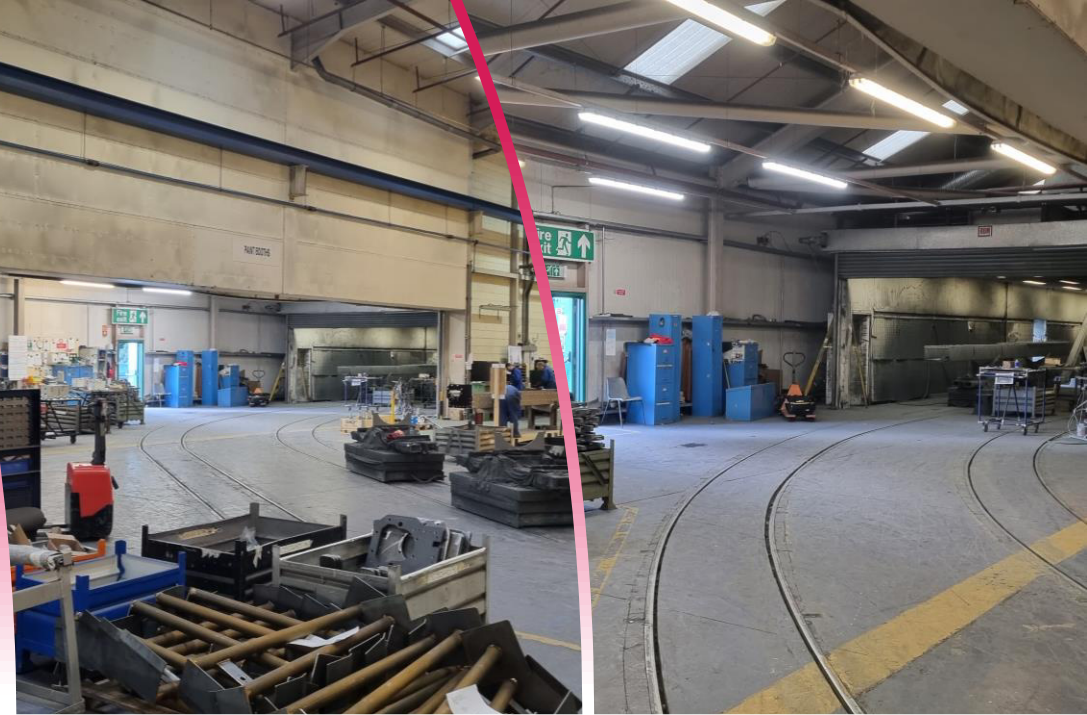
Significant neighboring occupiers include Chivas Brothers and Aggreko.

Accommodation

The premises date from around 1967 and comprise 4 steel portal framed buildings with associated office and staff accommodation. The buildings are generally clad in metal profile sheet with brick/blockwork dado walls.

The premises benefit from extensive yard space and staff parking areas. Within the rear yard there is a substantial steel portal framed canopy building.

We estimate that the premises extend to around **14,620 sqm (157,370 sqft)** with the total site area being around 3.2Ha (7.84 acres)



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Tenancy

The premises will be sold with the benefit of a new 25 year lease to Diamond Power Specialty Ltd (company number 00127571) on the following terms:

- Lease term – 25 years with tenant option to extend for two additional 5 year periods
- Rental - £570,000 per annum exclusive of VAT
- Rent Reviews – fixed uplifts Years 6-10: £660,000 pax (£4.19 psf) Years 11-15: £765,000 pax (£4.86 psf) Years 16-20: £890,000 pax (£5.65 psf) Years 21-25: £1,030,000 pax (£6.55 psf)– An open market alternative subject to a cap may also be considered.
- Guarantee – The lease will be guaranteed by Babcock and Wilcox Enterprises Inc NYSE listing BW
- Repairs – the lease will be subject to a schedule of condition.

VAT

TBC

Energy Performance Certificate

A copy of the EPC and Recommendation report can be provided on request.



of ANT LAYOUT
Diamond Power Managing Plan
Industrial Estate
DUMBARTON G82 3AD

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Proposal

Offers are invited.

Purchaser to be responsible for standard purchaser's costs plus LBTT.

Proof of funding will also be required to accompany any offer submitted. Offers will only be considered for the premises as a whole.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Viewing & Further Information

By arrangement with selling agents:

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