



Moorpark Central

Govan, Glasgow, G51 2JA

Investment Summary

- Prime industrial estate located 5 miles west of Glasgow City Centre on Broomloan Road which connects to the M8 less than a mile away.
- Modern estate comprising four units extending to a total of 41,443 sq ft (GIA).
- Strong urban logistics location with access to a population of over 1.64 million within a 30-minute drive time.
- Site area of 3.38 acres providing a low site density of 28%.
- Scottish common law does not afford tenants of commercial leases statutory security of tenure.
- Heritable interest.
- Multi-let to 3 strong covenants in the NHS, National Grid and Beijer Ref UK Limited.
- WAULT of 3.7 years to the earliest point of determination, providing short term asset management potential.
- Low passing rent of £430,552pa (equating to an average of £10.39psf).
- Reversionary to £480,000pa (equating to an average of £11.58psf).

We are instructed to seek offers in excess of **£6,200,000 (Six Million Two Hundred Thousand Pounds)**, subject to contract and exclusive of VAT, reflecting a **Net Initial Yield of 6.51%** allowing for purchasers costs of 6.61%.

Situation

Moorpark Central forms part of a well-established industrial cluster that serves Glasgow's commercial and distribution sectors. The immediate surroundings comprise of a mix of industrial units, trade counter occupiers and manufacturing businesses. Nearby occupiers include Howdens, Jewson, BAE Systems, CCF and Taynor Williams.

The wider Govan/Ibrox area has undergone continued investment in recent years, supported by regeneration activity along the Clyde corridor and improvements to local infrastructure. This has helped reinforce the area's role as one of the city's most established industrial locations, attracting a stable tenant base ranging from national operators to public sector organisations.

Moorpark Central





Description & Specification

The Property provides modern multi-let industrial accommodation arranged over 3 separate terraces totalling 41,443 sq ft. It is arranged in a horseshoe shape with a communal central loading yard and dedicated car parking spaces. The site benefits from dedicated vehicular access from Dava Street and return frontage onto Broomloan Road.

Unit A and B together benefit from their own yard space to the rear of the unit with dedicated secure access gates.

Accommodation	SQ FT
Unit A and B	13,174
Unit C	5,073
Unit D	8,118
Unit E, F and G	15,078
Total	41,443



3.38 acres



Low site density of only 28%



Steel portal construction with blockwork and profile metal cladding



Clear eaves height of 6 metres



Three phase power supply



Roller shutter loading doors with access to yard area



24-hour CCTV surveillance



Secure palisade fencing with access via a security gate

Tenancy Schedule

The property is fully let to 3 tenants producing a passing rent of £430,552 per annum, equating to £10.39 per square foot. The Property has a WAULT of 3.7 years term certain and 4.4 years to expiry. 50% of the income is leased to a government entity and the remainder to tenants with a Creditsafe rating of 73A or better.

Unit	Tenant	GIA (sq ft)	Lease Start	Rent Review	Break Date	Lease Expiry	Term Certain	Term to Expiry	Rent (£ pa)	Rent (£ psf)	% Income	Comments
A & B	National Grid Gas PLC	13,174	01-Nov-20	-	01-Nov-28	31-Oct-30	2.66	4.65	£143,000	£10.85	33%	Rent review agreed at £10.50 psf on the unit with an additional £1.15 per sq ft on the external yard of 4,000 sq ft.
C	The Scottish Ministers/ NHS	5,073	07-Feb-26	-	-	06-Feb-31	4.92	4.92	£55,803	£11.00	13%	
D	Beijer Ref UK Limited	8,118	25-Jul-08	-	-	24-Jul-28	2.38	2.38	£73,062	£9.00	17%	
E, F & G	The Scottish Ministers/ NHS (Pharmacy Distribution Centre)	15,078	07-Feb-26	-	-	06-Feb-31	4.92	4.92	£158,687	£10.52	37%	
Total		41,443					3.74	4.40	£430,552	£10.39	100%	

Covenants

National Grid Gas PLC



National Grid PLC is a British multinational electricity and gas utility company headquartered in London. Its principal activities are in the United Kingdom where it owns and operates electricity and natural gas transmission networks.

They are one of the largest investor-owned utility companies in the world with a primary listing on the London Stock Exchange where it is a constituent of the FTSE 100 Index with a secondary listing on the New York Stock Exchange.

Year	2025	2024	2023
Turnover (£m)	£18,378	£19,850	£21,659
Pre-Tax Profit (£m)	£3,650	£3,048	£3,590
Net Worth (£m)	£24,707	£16,707	£16,087

Beijer Ref UK Limited

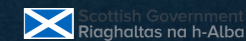


Beijer Ref UK Limited is the UK arm of Beijer Ref AB a world-leading wholesaler of cooling technology and air conditioning, headquartered in Sweden.

The company provides a wide range of products within commercial refrigeration, industrial refrigeration, air conditioning and heating with strong local and global market presence across 45 countries, where they connect 1,000 suppliers with more than 100,000 customers.

Year	2024	2023	2022
Turnover (£m)	£114.9	£117.8	£100.1
Pre-Tax Profit (£m)	£4.0	£4.6	£2.5
Net Worth (£m)	£19.16	£17.08	£14.45

The Scottish Ministers/NHS



The Scottish Ministers are the part of the Scottish Government responsible for the strategic direction, policy and budget of NHS Scotland, with health being a devolved matter. NHS Scotland delivers healthcare services across Scotland and answer to The Scottish Ministers.

The NHS occupied facilities at Moorpark Central are mission critical pharmaceutical distribution hubs that serve health facilities in the area, notably The Queen Elizabeth University Hospital.





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Tenure

Heritable interest under ownership title number:
GLA203512

Service Charge

All tenants contribute towards a service charge for the maintenance and management of the estate. Further details are available in the data room.

The service charge budget for 2026 is £61,992 equating to £1.50 per sq ft.

EPC

EPC certificates are available in the data room.

VAT

The property is elected for VAT.

Data Room

Access to the data room, containing tenancy documentation, title information, service charge accounts and EPCs, can be provided on request.



For further information or to arrange an inspection, please contact:

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