

# FOR SALE - OFFICE INVESTMENT / REDEVELOPMENT OPPORTUNITY

MURDOCH HOUSE, BOTHWELL ROAD, UDDINGSTON, G71 7HA



\*red line for indicative purposes only.

## *Executive Summary*

- Uddingston is located within South Lanarkshire, approximately 8 miles southeast of Glasgow City Centre, with excellent road links to Greater Glasgow and Central Scotland.
- Murdoch House lies on the southern periphery of the town centre, adjacent to Bothwell Road, which is the main arterial route through the town providing links to the M74/M73 motorways.
- The property is fully let to GB Gas Holdings Ltd with a total rental income of £150,000 per annum.
- The subject property comprises of a purpose-built call centre, extending to 47,748 sq ft.
- The site extends to a total of c. 4.76 acres.
- The building has been rated as A-07 under EPC regulations.
- The property lends itself to redevelopment with the potential for commercial or residential uses.
- We are instructed to seek offers in excess of **£2,000,000 (Two Million Pounds)** exclusive for our client's interest excluding VAT. A purchase at this level would reflect an attractive **capital value per sq ft of £42**.



## Location

Uddingston is located within South Lanarkshire, approximately 8 miles south east of Glasgow City Centre, with excellent road links to Greater Glasgow and Central Scotland via 3 motorway standard routes – M73, M74 and A8/M8.

Easy access is gained from the north via the junction meeting the M73 and M74 and from the south via Bothwell Interchange (Junction 5 of the M74). The town also has a main line railway station leaving it only 15 minutes journey time from Glasgow City Centre.

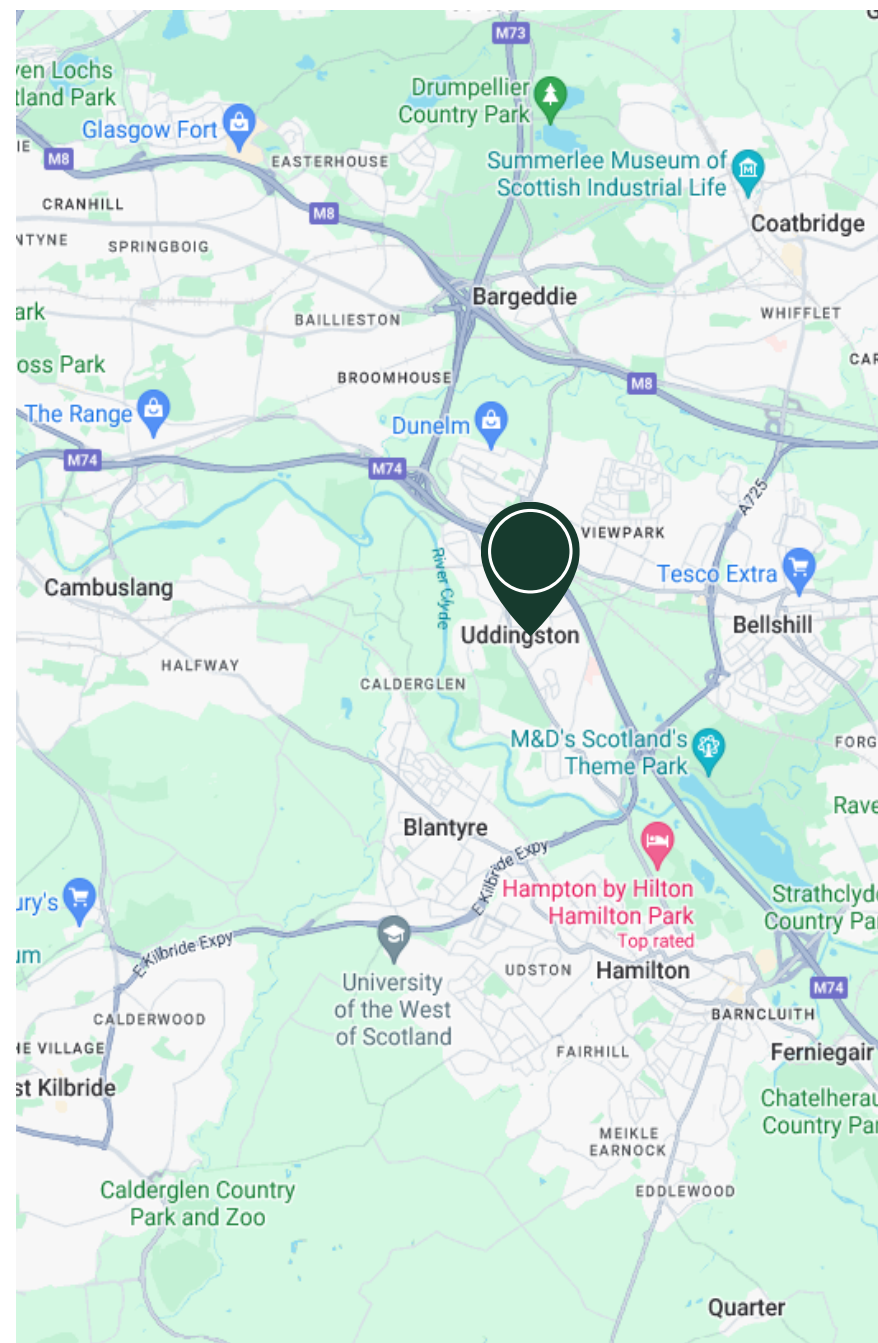
The area benefits from good transportation links with the surrounding area predominantly residential in nature with retail warehouse units adjacent.

## Situation

Murdoch House lies on the southern periphery of the town centre, adjacent to Bothwell Road, which is the main arterial route through the town providing links to both the M74/M73 motorways. The population of the South Lanarkshire Council area is in excess of 322,630 people. (Source: NRS)

The premises are conveniently situated within minutes walk of Uddingston's main shopping thoroughfare. Situated adjacent is a modern M&S Simply Food, Dominos, Costa Coffee and a Lidl supermarket. Uddingston Train Station is located 0.9 miles to the north.

Murdoch House forms part of the comprehensive redevelopment of the former Gas Board site to provide a multi-purpose commercial park.



## Description

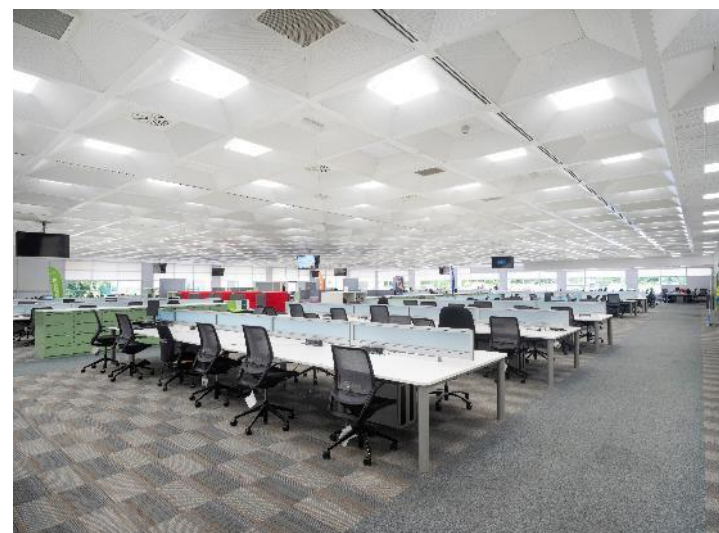
The subject property comprises of a purpose-built call centre, extending to 47,748 sq ft. The building is generally square in shape with open plan office accommodation and associated cellular offices, canteen, kitchen and plant room areas.

Internally, the building has raised access floors with carpet tiles and floor boxes in the main open plan office area. The main office has an acoustic ceiling which incorporates air conditioning as well as lighting. The office also has its own large plant room with air conditioning and comms room.

The main building is of steel portal frame construction with a brick façade surmounted by a pitched roof clad in profiled metal sheeting. Access is gained through automatic double doors in the front elevation leading into the main reception area.

Externally, the subject property has ancillary air conditioning plant and recycling stores. The property provides in excess of 400 dedicated car parking spaces.

The subject property is situated on a broadly L-shaped level site which extends to approximately 1.92 hectares (4.76 acres).



## Tenancy Schedule

The property is fully let to GB Gas Holdings Ltd with a total rental income of £150,000 per annum.

Tenant	Area (Sq Ft)	Lease Start	Lease End	Current Rent	Break Options
GB Gas Holdings Ltd	47,748	18-Jul-2001	19-Jun-2027	£150,000	19-Jun-25 & 19-Jun-26

## HVAC

Murdoch House has a number of systems in place to provide Heating, Ventilation and Air Conditioning (HVAC).

### Gas

The property has two Hamworthy gas boilers which serve the perimeter radiators to the majority of the main open plan office area.

### Biomass

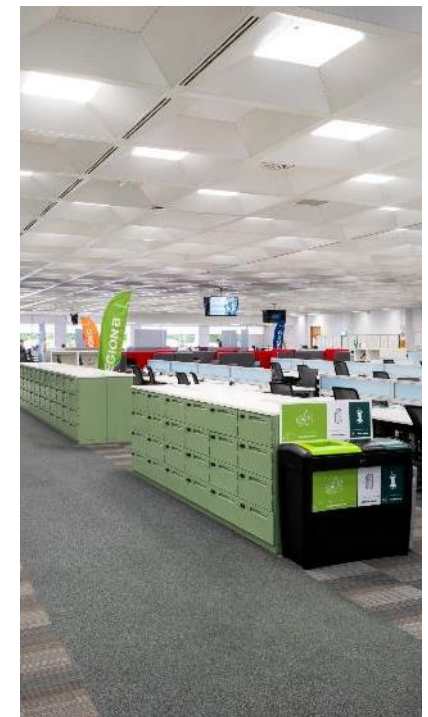
Additionally, there are two wood pellet Froling Biomass boilers situated on site.

### Air Conditioning

There are also ceiling mounted air-conditioning units located in the main open plan office area which can provide both heating and cooling.

### Photovoltaics

There is approximately 1,500 sq m of PV panels fitted on the roof of the building to provide renewable electricity to the building which will support the air-conditioning, lighting and all other electric systems used within the building.



## *Potential Development Opportunity*

The property lends itself to redevelopment. Potential uses could include residential, care home, private hospital, trade counter, car showroom etc. Any alternative uses will be subject to obtaining the necessary planning consents.

Interested parties to make their own investigations with the local planning authority.

## *Title*

We have been advised the property is held by way of a Heritable Title (Scottish equivalent of freehold).

## *Rateable Value*

We have been advised by the Scottish Assessors Association that the NAV for the subject property is £460,000.

## *VAT*

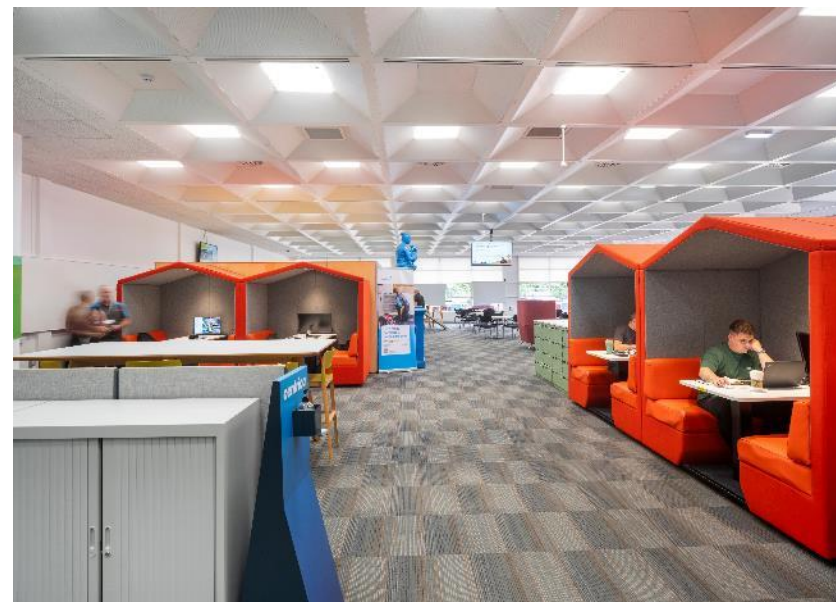
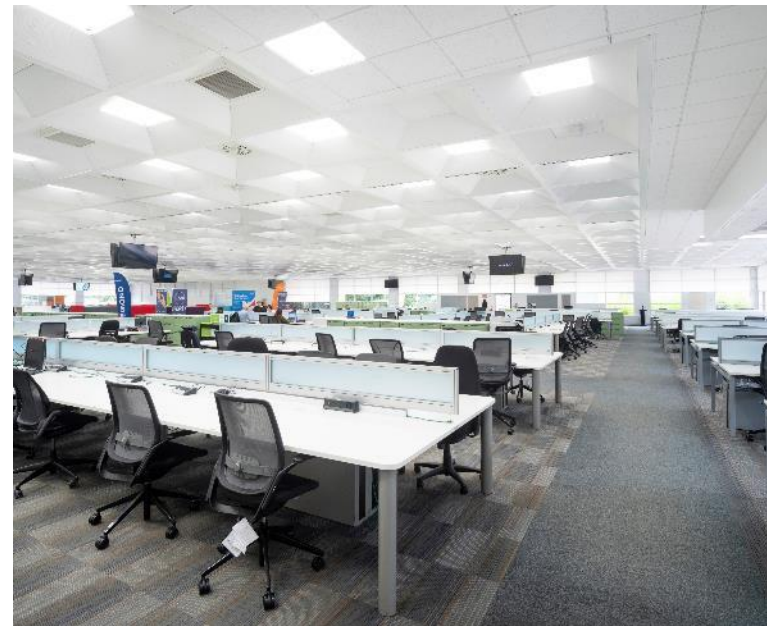
All prices are quoted exclusive of VAT, which may be payable.

## *EPC*

The building has been rated as A-07 under EPC regulations.  
A copy of the EPC Certificate is available adjacent and can be made available on request.

## *AML*

The landlord's agent are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.



## Proposal

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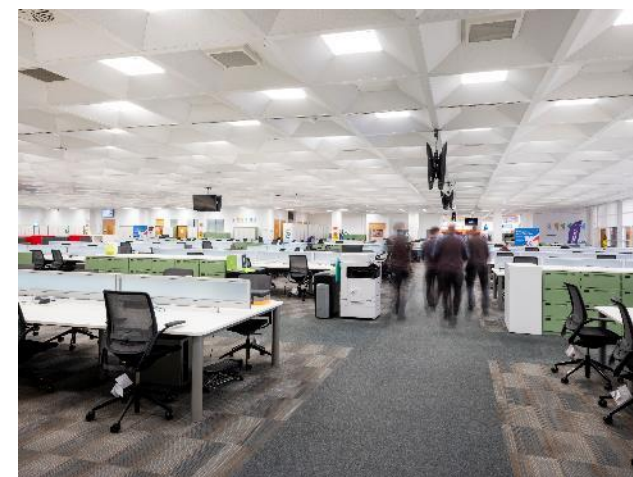
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