



Investment requirements 2016

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General requirements

- Lot size + £1.0m to £20m
- Short term income / voids / refurbishment opportunities
- Within UK. Preference around major conurbations
- Good locations with strong rental growth potential
- 1 to 5 year business plans
- Investments with longer term development potential

Industrial

- Strong location with easy motorway access throughout the UK
- Short term certain period / vacant
- Prefer multi-let or single distribution units

Offices

- City centre only throughout the UK
- Void elements
- Preference for refurbishments

Retail

- Strong core location
- Development / refurbishment angle
- Ability to move rents up in multi-let scenarios

Investment Team Contacts



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Beam Reach, Rainham



- Vacant high bay warehouse/industrial building of 44,000 sq ft built in 2007.
- Well located on Beam Reach Business Park in Rainham within easy distance of main arterial routes to London and the A13 corridor.
- Buccleuch strategy to obtain planning permission for the widening of the use to a flexible B1, B2 & B8 consent, to conduct strip out works within the unit and re-let.
- Cash purchase for £3,000,000 in January 2016.

Ibrox Business Park, Glasgow



- Multi let industrial estate comprising 70,000 sq ft across 19 units built in 2000.
- Well located on the west side of Glasgow close to the city centre and the M8.
- Buccleuch are increasing the rents and letting the vacant units.
- Cash purchase for £4.75m (7.75% initial yield) in August 2015.

221 West George Street, Glasgow



- Partially let office building redeveloped behind a retained facade extending to 21,000 sq ft.
- Located in Glasgow CBD.
- Buccleuch have refurbished the 3 vacant floors, common areas and externals and are now marketing the refurbished accommodation.
- Cash purchase for £1.65m (8.8% initial yield) in early 2015.

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