

FOR SALE

HIGH YIELDING INDUSTRIAL INVESTMENT ESTABLISHED TENANT COVENANT OVER 9 YEARS TERMS CERTAIN INCOME



**31/32 MAYFIELD
INDUSTRIAL ESTATE**
DALKEITH
EH22 4AD



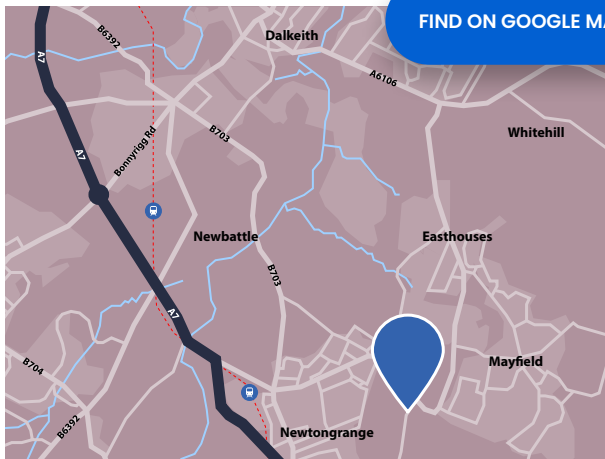
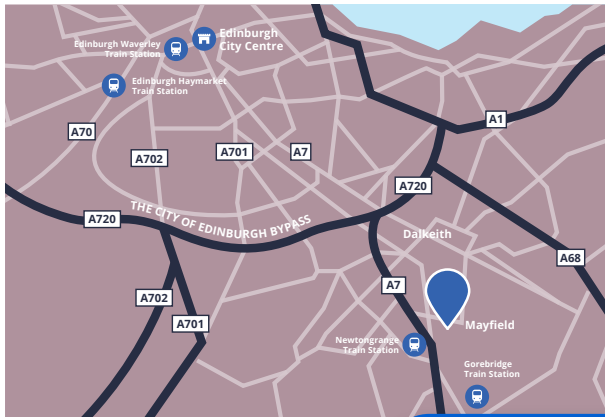
Ryden

- FRI Lease to Simpson Label Company Limited, part of the NSD Labelling Group BV
- Expiring 20th June 2033
- Current passing rent of £120,000 per annum (£2.92 per sq ft)
- Well established tenant with original lease dating from June 2002
- Total GIA of 41,171 sq ft
- Estimated site area of 2.79 acres
- **Offers over £1,000,000 exclusive of VAT**
- **Attractive NIY of 11.36% and low Capital Rate of £24.29 per sq ft**

LOCATION

The property occupies a prominent corner position at the entrance to Mayfield Industrial Estate, the principal industrial estate in Dalkeith.

Mayfield Industrial Estate is located 7 miles south east of Edinburgh and is well placed to take advantage of road communications via the Edinburgh City bypass and the A7 bypass at Dalkeith.



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a detached industrial facility (with ancillary office/reception and staff areas) set on a substantial self-contained and secured site. The site includes a tarmac surfaced car park to the front, a loading bay and storage accommodation adjoin the principal building.

The main building is of steel portal frame construction with insulated profile metal cladding and concrete block infill walls. The front office is of brick construction with profile metal cladding on the external elevations and double glazed windows providing open plan space.

The majority of roofs on site are flat with felt covering.

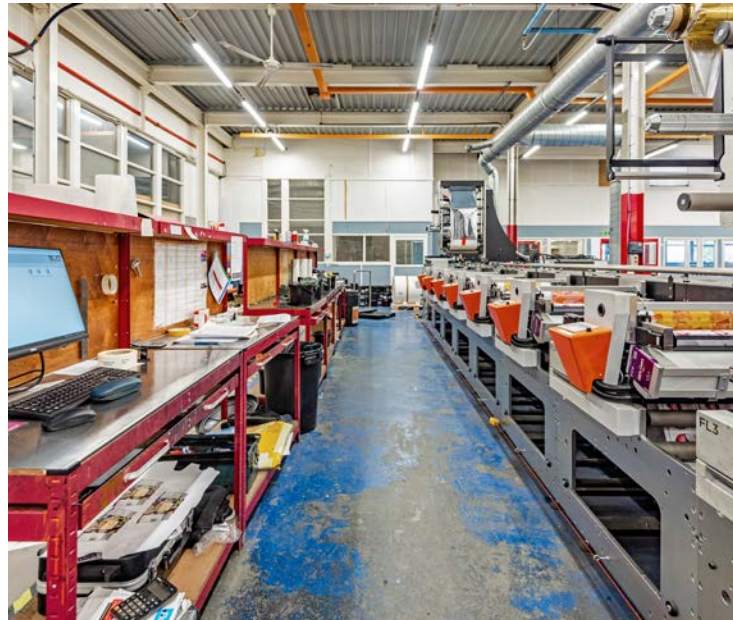
ACCOMMODATION

The subjects extend to the following approximate areas:

DESCRIPTION	SQ FT
Factory Area and WC Facilities	24,873
Offices, Boardroom and Canteen	2,170
Row Open Plan Office	6,889
Storage Area	4,720
Loading Bay and Storage	2,519
TOTAL GIA	41,171

We estimate the total site area to extend to circa 2.79 acres.

THE PROPERTY
COMPRISES A
DETACHED INDUSTRIAL
FACILITY WITH
ANCILLARY OFFICE AND
RECEPTION AREAS SET
ON A SUBSTANTIAL
SELF-CONTAINED
AND SECURED SITE.





EPC

The property has an Energy Performance Rating of D.

A copy of the Certificate and draft Section 63 Action Plan can be provided upon request.

TENANCY

The subjects are let to Simpson Labelling Company Limited (SC009731) Trading as NSD Labels on Full Repairing and Insuring Terms expiring on 20th June 2033 at a current passing rent of £120,000 per annum. The lease was recently extended and provides for an Open Market Rent Review on 21st June 2027.

TENURE

Outright ownership interest (Scottish equivalent of English Freehold).

PROPOSAL

We are instructed to invite offers in excess of £1,000,000 exclusive of VAT for the outright ownership interest for the property. A purchase at the level would represent a Net Initial Yield of 11.36% allowing for standard purchasers costs of 5.65%.

VAT

The subjects are elected for VAT. It is anticipated that the sale of the property will be treated as a transfer of a going concern (TOGC) and therefore no VAT will be payable.

ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the landlord/vendor and their agents regarding the source of the funds used to complete the transaction.

COVENANT

Simpson Label Company Ltd t/a NSD Labels are Scottish labelling and packaging specialists, offering a complete end to end labelling service. They have been printing and supplying labels for over 150 years and use the latest technology to meet labelling needs from hot and cold foiling, embossing, and varnish embellishments. They print labels for local and global companies in the food, beverage, healthcare, medical and chemical sectors. Their clients include Original Source, Carex, Whyte & Mackay, Loch Lomond Whisky, Raasay Gin and Scottish Fine Soaps.

For more information visit their website at: www.nsd-labels.co.uk





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GET IN TOUCH

For further information or to arrange a viewing please contact the sole selling agents Ryden LLP

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **March 2024**

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