

# BILSTON GLEN INDUSTRIAL ESTATE, LOANHEAD



STATUS	Sold
CATEGORY	Investment/Asset Management
SECTOR	Industrial
VALUE	Purchased for £5.8m, sold for £6.625m
FUNDING	Palmer Active Value Fund

**BACKGROUND**

Bilston Glen Industrial Estate is a well-established business location, 5 miles south of Edinburgh city centre. The estate benefits from excellent transport links, with the A720 Edinburgh City Bypass located less than 1 mile to the north which in turn provides connection to the M8, M9 and A1 road networks. The estate lies within close proximity to Straiton Retail Park and boasts a number of high profile occupiers including Carpetright, Edmundson Electrical and MacSweens.

**OPPORTUNITY**

The 32 unit estate was purchased with the aim of adding value through active asset management involving reconfiguration of units and re-gearing existing leases, whilst ongoing marketing has focussed on securing new tenancies in order to improve the overall tenant mix and yield profile. The subjects also benefit from planning permission for an additional 21,000 sq ft.

**DELIVERY**

There have been 26 tenant transactions since purchase. The passing rents on many units were increased to market levels.