



Registration of a Charge

Company name: **WAREHOUSE 13 LIMITED**

Company number: **SC570124**

Received for Electronic Filing: **17/03/2020**



X910FYR7

Details of Charge

Date of creation: **13/03/2020**

Charge code: **SC57 0124 0007**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC (SC083026)**

Brief description: **TITLE NUMBER LAN242483 - UNIT 1, 171-177 BAILLIESTON ROAD,
GLASGOW, G32 0TN**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **ELOISE ANN ROBB**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 570124

Charge code: SC57 0124 0007

The Registrar of Companies for Scotland hereby certifies that a charge dated 13th March 2020 and created by WAREHOUSE 13 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th March 2020 .

Given at Companies House, Edinburgh on 18th March 2020

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

**Standard Security
Individual/Company/LLP**

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	Warehouse 13 Limited a company incorporated under the Companies Acts (Company Number SC570124) and having its registered office at Brodies House, 31-33 Union Grove, Aberdeen, United Kingdom, AB10 6SD.
Bank:	The Royal Bank of Scotland plc , Company Number SC83026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ.
Property:	ALL and WHOLE Unit 1, 171 – 177 Baillieston Road, Glasgow, being the ground floor subjects shown delineated and tinted red on the plan annexed and executed as relative hereto; Together with (i) the whole fixtures and fittings in and on it, (ii) the whole rights, parts, privileges and pertinents thereof including without prejudice to the foregoing generality, (a) the External Plant Area (as the same is defined in the Deed of Conditions registered in the Land Register of Scotland on Twenty Eight October Two Thousand and Nineteen under Title Number LAN10440 ("the Deed of Conditions ")), and (b) a non-exclusive right to the servitudes specified in the Deed of Conditions; and (iii) the whole other rights of property common, mutual and otherwise pertaining to the subjects and others hereby disposed including, without prejudice to the foregoing generality, the relevant proportionate share (as more particularly set out in the Deed of Conditions relative to Unit 1) in and to the Common Responsibility Parts and others being more particularly defined and specified in Clauses 1 & 2 of the Deed of Conditions; which subjects hereby disposed form part and portion of the subjects registered in the Land Register of Scotland under Title Number LAN10440; and there shall be imported the term of the title conditions specified and contained in the Deed of Conditions.
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms.
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:

1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,

1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

2.1 grants a standard security to the Bank over the Property, and

2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security comprising of this and the preceding page together with the Plan annexed are executed as follows:

Signature of ~~director/secretary/authorised signatory~~/witness

 ENQSE ANN ROBB

Full name of above (print)


Address of witness

Signature of director/~~secretary/authorised signatory~~

 Colin James Mackenzie

Full name of above (print)

Date of signing

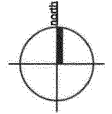
5 March 2020

This is the plan referred to in the foregoing Standard Security by Warehouse 13 Limited in favour of The Royal Bank of Scotland plc

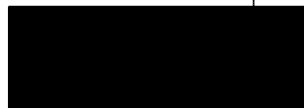


LEASE PLAN
Scale 1:500

NOTES:
FIGURES DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.



- COMMON - GF
- VOID AREA - GF
- UNIT 1 - GF
- UNIT 2 - GF
- UNIT 3 - GF
- UNIT 4 - GF
- External Plant Area - GF
- Separate Unit - GF
- Common Fire Escape GF



Revision	Date	Author/Rev	Description
51.			
GRAHAM SIBBALD Chartered Surveyors and Property Consultants 235 St Vincent Street, Glasgow G2 2DY Telephone: 0141 221 1234 Fax: 0141 221 1235 Website: www.gs.co.uk Email: info@gs.co.uk			
Client: KPMG Property Group			
Project: Proposed Sub-division Works			
Address: 171-177 Baillieston Road, Glasgow			
Drawing Title: Lease Plan			
Drawn by: GS 11568	By No: 114	Revision	Sheet No: A3 @ 1:500
Drawn by: 2018/04/0055	Drawing Status: Information		
Drawn by: MJD	Checked by: MJD	Date: 27/12/2018	