

lot 108

Unit 4 Newbridge Road Industrial Estate Pontllanfraith, Blackwood NP12 2XF

Rent
£65,000 per
annum
exclusive (1)

Freehold Industrial Investment

- Let to Polymer Extrusions Limited
- July 2016 break option was not exercised by the tenant

- Approximately 27,000 sq ft with large service yard
- Located on the established Newbridge Road Industrial Estate

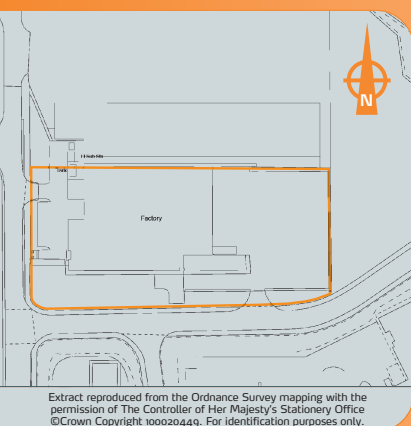
Ferryman

Plumb Centre Blackwood

Frontier Medical
Group

Sainsbury's

On Behalf of a Major
Fund Manager



Location

Miles: 13 miles north-west of Newport
15 miles north of Cardiff
Roads: A467, A472, A4048, M4
Air: Cardiff Airport

Situation

Newbridge Road Industrial Estate is situated about 7 miles north of Caerphilly. Both junction 28 of the M4 and Newport are about 10 miles to the south and accessed via the A467. The property is situated on the southern side of the A4048, north of its junctions with Newbridge Road (B4251) and the A472, on the established Newbridge Road Industrial Estate. Other occupiers on the estate include Pack-IT Group, Plumb Center Blackwood and Frontier Medical Supplies. Other occupiers in the area include Sainsbury's Supermarket and G.T.S. Coaches.

Description

The property comprises a large industrial warehouse unit comprising two bays with service yard to the rear. The property has an approximate site area of 0.706 hectares (1.74 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Industrial	2,508.38 sq m (27,000 sq ft)	POLYMER EXTRUSIONS LIMITED (2)	9 years from 05/07/2010	£65,000 (1)	04/07/2019
Totals		2,508.38 sq m (27,000 sq ft)			£65,000 (1)	

- (1) The current contractual rent is £55,000 per annum from 05/07/2016 rising to £60,000 per annum on 05/07/2017 and to £65,000 per annum on 05/07/2018. The vendor has agreed to adjust the completion monies so that the property effectively produces £65,000 per annum from completion of the sale.
- (2) Polymer Extrusions Limited manufacture extrusion tubes and profiles and are a compounder of industrial waste polymers. They recycle manufacturers' waste streams back to compounded materials for re-use in the plastics industry (Source: www.polymerextrusions.co.uk 14/09/2016).

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