

## lot 105

# Units 35 & 36 Nine Mile Point Industrial Estate, Cwmfelinfach Caerphilly County Borough Council, NP11 7HZ

Rent  
£200,000  
per annum  
exclusive

### Virtual Freehold Industrial Investment

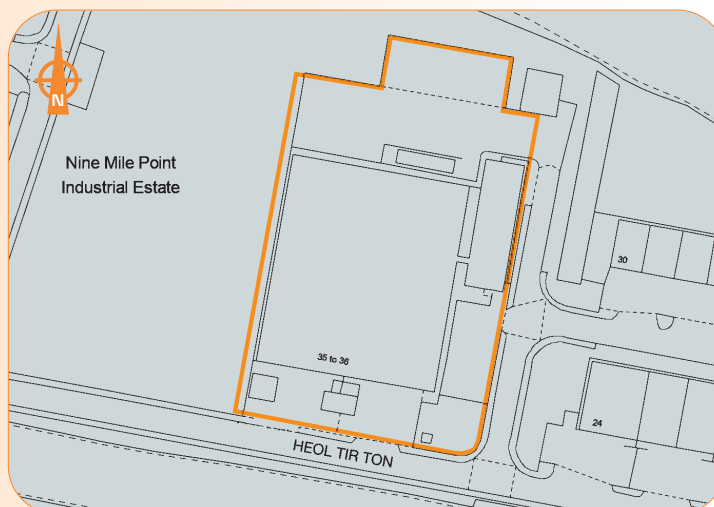
- Entirely let to Penny & Giles Controls Limited
- Tenant in occupation since 1987
- Approximately 4,779.62 sq m (51,448 sq ft) & 0.87 hectares (2.15 acres)
- Established industrial location with good access to the M4 (Junction 28)
- Nearby occupiers include Biometrics, Mollertech UK Ltd & Mid Glam Packaging Supplies Ltd





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**Location**

Miles: 9 miles north-west of Newport  
20 miles north of Cardiff  
40 miles north-west of Bristol  
Roads: B4251, A467, A48, M4 (Junction 28)  
Rail: Caerphilly  
Air: Cardiff International Airport

**Situation**

The property is situated on the established Nine Mile Point Industrial Estate which provides in excess of 35 industrial units with occupiers including Biometrics, Mollertech UK Ltd & Mid Glam Packaging Supplies Ltd. The estate benefits from good communications with the M4 (Junction 28) approximately 9 miles to the south accessed via the A467 dual carriageway.

**Description**

The property comprises a substantial two bay industrial unit currently used predominantly for production with ancillary and office accommodation on ground and first floors. Adjacent to the industrial unit is a separate reception/office building. The property benefits from an eaves height of 5.25m, two roller shutter doors, a total approximate site area of 0.87 hectares (2.15 acres), and parking for some 92 cars.

**Tenure**

Virtual Freehold. Held from Marble Acquisitions Limited for a term of 999 years from 30th June 2005 at a peppercorn rent. Under the terms of the head lease, there is an option to purchase the freehold interest within a period of 21 years from 30 June 2005 for a sum of £1.

**VAT**

VAT is applicable to this lot.

**6 Week Completion.**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Production	3,353.34 sq m (36,096 sq ft)	<b>PENNY &amp; GILES CONTROLS LIMITED (1)</b>	5 years from 20/02/2012 on a full repairing and insuring lease	£200,000	19/02/2017
Ground	Office/Ancillary	201.26 sq m (2,166 sq ft)				
Ground	Link/Plant	58.48 sq m (630 sq ft)				
First	Office/Ancillary	201.26 sq m (2,166 sq ft)				
Ground	Office	482.64 sq m (5,195 sq ft)				
First	Office	482.64 sq m (5,195 sq ft)				

**Totals** 4,779.62 sq m (51,448 sq ft) £200,000

(1) For the year ending 31st December 2014, Penny & Giles Controls Limited reported a turnover of £76,980,000, pre-tax profits of £6,613,000 and a net worth of £13,817,000. (Source: Experian Group 12/09/2016) The Penny & Giles product range comprises a broad selection of joysticks, sensors and solenoids for use on commercial vehicles and industrial equipment. In 1929 the Curtiss-Wright Corporation was founded to provide highly engineered, technologically advanced products and services. Their revenues are generated across three segments: Commercial/Industrial, Defense and Power, which support several of the largest, most vital industries in the world. They have been a publicly traded company for more than 85 years. (Source: www.curtiswright.com)

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**Buyer's Legal Report Service**

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