

Lot 29

£73,895.25 per annum exclusive

Units 3-4 Oakwood Close, Pen-y-Fan Industrial Estate, Crumlin, Newport NP11 3HY

Freehold Industrial Investment



Key Details

- Let to Applied Nutritional Research Ltd on a new 10 year lease (subject to option)
- Located within established industrial estate
- 13 miles north-west of Newport
- Nearby occupiers include Senior Flexonics, Braces Bakery Limited, BBI Group and Unitech Services Group

On Behalf of a Major Fund Manager

Location

Miles: 13 miles north-west of Newport
17 miles north of Cardiff
Roads: A467, B425, A4042
Rail: Llanhilleth Rail
Air: Cardiff Airport

Situation

The property is located in the established Pen-Y-Fan Industrial Estate in Crumlin, some 13 miles north-west of Newport. The estate benefits from strong road connections via the A467 to Newport and the M4 Motorway (Junction 28). Nearby occupiers include Senior Flexonics, Braces Bakery Limited, BBI Group and Unitech Services Group.

Description

The property is a standalone light industrial building comprising a ground floor warehouse with ground and first floor office accommodation. The property benefits from 23 car parking spaces, a secure yard area and roller shutter doors. The site has an approximate area of 0.984 hectares (2.432 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

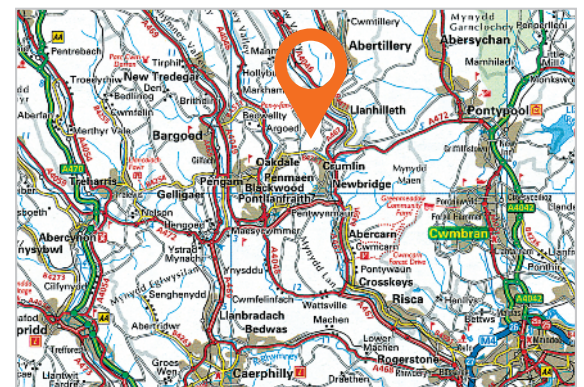
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse/ Office	1,842.7 sq m (19,836 sq ft)	APPLIED NUTRITIONAL RESEARCH LTD	10 years from 23/11/2017 until 22/11/2027 (2)	£73,895.25	23/11/2022
First	Office	256.9 sq m (2,765 sq ft)	t/a ANR-Probake (1)	on a full repairing and insuring lease (3)		
Total		2,099.6 sq m (22,601 sq ft)			£73,895.25	

(1) ANR-Probake is a leading manufacturer of nutritionally enriched baked goods in Europe (Source: www.anr-probake.com 15/01/2018).

(2) The lease provides an option to determine on 22/11/2022. For the purposes of clarification, Applied Nutritional Research Ltd is currently benefiting from a rent free period due to expire on 22/08/2018. The seller has agreed to adjust the completion monies so that the unit will effectively produce £73,895 p.a.x. from completion of the sale.

(3) The lease is subject to a schedule of condition.



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