

Lot 14

£76,800 Per Annum

Forward House & Sparks House, Western Industrial Estate, Caerphilly, CF83 1BQ

Freehold Industrial Investment



Historic photograph

Key Details

- Comprises approximately 2,006.24 sq m (21,595 sq ft)
- Established industrial location with good access to the M4 (Junction 28)
- Let to Funtastic Kids Play Limited and Castle Coatings Limited
- Castle Coatings let on a 10 year lease expiring April 2028 (subject to option)
- Nearby occupiers include Direct Healthcare Group, PHS Group, Tesco Express, Bupa Dental, Domino's and Greggs
- VAT-Free Investment

On Behalf of a Major Asset Manager

Location

Miles: 7 miles north of Cardiff
11 miles north-west of Newport
40 miles north west of Bristol

Roads: A486, A470, M4 (Junction 28)

Rail: Caerphilly

Air: Cardiff International Airport

Situation

Forward House and Sparks House is situated in the well established Western Industrial Estate, approximately 7 miles north of Cardiff and 11 miles west of Newport. The property is situated in a strategic position close to the A468 which provides access to the A470 and Junction 28 of the M4 motorway. Nearby occupiers include Direct Healthcare Group, PHS Group, Tesco Express, Bupa Dental, Domino's and Greggs.

Description

The property comprises Forward House, a single storey industrial unit currently subdivided into two units, with car parking for approximately 25 cars on a site area of approximately 0.66 ha (1.63 acres), together with Sparks House on a site area of approximately 0.31 ha (0.76 acres), which has been sold on a long lease. Therefore the total site area is approximately 0.97 ha (2.39 acres).

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Unit 1 Forward House	Ground	Industrial	978.08 sq m (10,528 sq ft)	FUNTASTIC KIDS PLAY LIMITED (1)	10 years from 28/07/2015 until 27/07/2025	£36,800
Unit 2 Forward House	Ground	Industrial	1,028.16 sq m (11,067 sq ft)	CASTLE COATINGS LIMITED (2)	10 years from 13/04/2018 until 12/04/2028 (3)	£40,000
Sparks House	Ground	Industrial	-	(-) GREVILLEHURST LIMITED	250 years from 24/06/2001	Peppercorn
Total			2,006.24 sq m (21,595 sq ft)			£76,800

- (1) www.funtasticplaycentre.co.uk
 (2) Castle Coatings Ltd provides powder and wet coating services to commercial, industrial and domestic customers throughout South Wales (www.castlecoatingswales.co.uk).
 (3) The lease is subject to a tenant option to determine on 12/04/2023.

Tenure

Freehold.

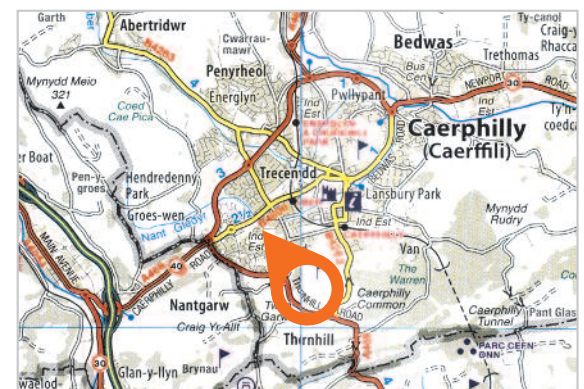
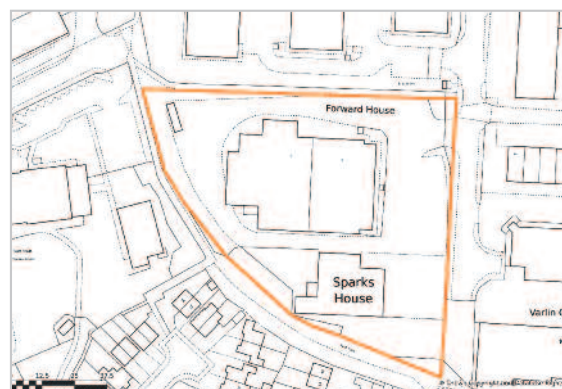
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

B & D. See legal pack at Acuitus.co.uk



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