

**Lot 30**

£129,650 Per Annum

Avondale Business Park, Avondale Way,  
**Cwmbran, Monmouthshire NP44 1XE**  
Substantial Freehold Industrial Estate Investment





## Tenancy and accommodation

# Lot 30

£129,650 Per Annum

Unit	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Unit B1a	Industrial	1,164.53 sq m	(12,535 sq ft)	SOLAR MEDICAL & CHEMICAL LIMITED (1)	4 years from 05/04/2017	£35,000
Unit B1b & Unit B4	Industrial	1,444.63 sq m	(15,550 sq ft)	CONSTRUCTION FORMS INC and CON FORMS EUROPE t/a Con Forms (2) (4)	6 years from 17/02/2015	£42,650
Unit B2 & Yard C4	Industrial/Yard	508.64 sq m	(5,475 sq ft)	CONSTRUCTION FORMS INC and CON FORMS EUROPE t/a Con Forms (2) (4)	6 years from 17/02/2015	£28,000
Unit B3	Industrial	238.29 sq m	(2,565 sq ft)	VACANT		
Unit C	Industrial	69.68 sq m	(750 sq ft)			
Yard C6	Yard	202.53 sq m	(2,180 sq ft)			
Unit D	Industrial	116.13 sq m	(1,250 sq ft)			
Unit E	Veterinary/Office	168.15 sq m	(1,810 sq ft)	SUMMERHILL VETERINARY CENTRE LIMITED (3) (4)	10 years from 25/05/2012	£11,000
Yard C2	Yard	809.18 sq m	(8,715 sq ft)	SD MAINTENANCE SERVICES LIMITED	3 years from 08/10/2018	£5,500 (5)
Yard C3	Yard	809.64 sq m	(8,710 sq ft)	INDIVIDUAL	2 years from 01/02/2019	£7,500
<b>Total</b>		<b>5,531.40 sq m</b>	<b>(59,540 sq ft)</b>			<b>£129,650</b>

- (1) Solar Medical & Chemical are suppliers of medical disposables, janitorial supplies and equipment to businesses and the general public. They supply over 4000 different products to nursing homes, domiciliary care, local government, hotels, veterinary practices, industry and many more. Solar also produce and manufacture a range of household cleaning products for the public and businesses throughout the UK ([www.solarmedchem.co.uk](http://www.solarmedchem.co.uk)).
- (2) Con Forms are suppliers of concrete pumping systems throughout the US, UK and around the world. For over 50 years, Construction Forms, Inc. has been a leader in the development and manufacturing of concrete pumping systems and accessories ([www.conforms.com](http://www.conforms.com)).
- (3) The Summerhill Group of veterinary practices was founded in the 1960's and now operates from 10 practices and provides dedicated pet care across the entire South Wales region ([www.summerhillvets.com](http://www.summerhillvets.com)). The tenant has an option to take a lease on the land to the front of Unit E.
- (4) The tenant benefits from a service charge cap. Please see legal pack for further information.
- (5) There is a fixed rental uplift to £6,000 on 08/10/2020.



### Key Details

- Comprises 8 industrial units with further 2 separately let yard areas
- Site Area - approximately 1.60 ha (3.95 acres)
- Total area approximately 5,531.40 sq m (59,540 sq ft) including yards
- Asset Management potential including letting of Units B3, C and D
- Established Industrial Location close to J25A and 26 of M4 motorway

### Location

**Miles:** 7 miles north of Newport  
19 miles north-east of Cardiff  
**Roads:** A4042, M4  
**Rail:** Cwmbran  
**Air:** Cardiff Airport

### Situation

Cwmbran is a well-established business location approximately 7 miles north of Newport and 19 miles north-east of Cardiff. Avondale Business Park is a well established business park situated to the north of Cwmbran town centre in a popular industrial area. The area benefits from good access to Junction 25A and Junction 26 of the M4 motorway, being less than six miles to the south. Nearby occupiers include Ford, Travis Perkins and ATS Euromaster.

### Description

The property comprises eight industrial units of varying sizes, as well as four open yards, two of which are separately let.

### Tenure

Freehold.

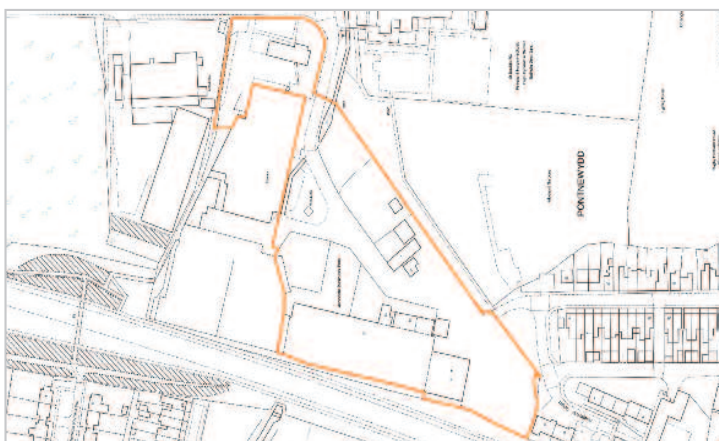
### VAT

VAT is applicable to this lot.

### Four week completion

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**Peter Mayo**  
+44 (0)20 7034 4864  
+44 (0)7833 459318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Acuitus**  
**George Goucher**  
+44 (0)20 7034 4860  
+44 (0)7513 610710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Horsey Lightly Solicitors**  
**Leslie Lawrenson**  
+44 (0)1635 580 858  
[llawrenson@horseylightly.com](mailto:llawrenson@horseylightly.com)