



Unit B



Units C & D

Tenure

Freehold.

Location

Ebbw Vale is the largest town and administrative centre of Blaenau Gwent and together with Brynmawr has a population of 33,000. This South Wales town lies on the Ebbw River 20 miles north of Cardiff on the edge of the Brecon Beacons. The town lies on the A4046 and to the south of the A465. Junction 28 of the M4 motorway is accessed via the A467, 20 miles to the south.

The property is situated to the north of Ebbw Vale town in the Duketown district. Crown Business Park is located to the south of the A465 Heads the Valleys Trunk Road which links the A4048 and the A4046. Occupiers close by include numerous local occupiers.

Description

The property comprises three units, each arranged on ground and mezzanine levels to provide warehouse, process areas, laboratories and offices. The tenant has improved the premises including the installation of air conditioning and an extension of the office area in Unit B.

The property provides the following accommodation and dimensions (which are set out in the lease):

Unit B		
Ground Floor	2,727 sq m	(29,353 sq ft)
Mezzanine	217 sq m	(2,337 sq ft)
Sub Total	2,944 sq m	(31,690 sq ft)
Unit C & D		
Ground Floor	1,738 sq m	(18,709 sq ft)
Mezzanine	117 sq m	(1,256 sq ft)
Sub Total	1,855 sq m	(19,965 sq ft)
Overall Total	4,799 sq m	(51,655 sq ft)

Tenancy

The entire property is at present let to EUROCAPS LIMITED for a term of 15 years from 16th January 2009 at a current rent of £171,255 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants subject to a schedule of condition in respect of Units C & D. There is a tenant's option to surrender in respect of Units C & D on 16th January 2019.

Tenant Information

Website Address: www.eurocaps.co.uk

For the year ended 31st March 2011, Eurocaps Limited reported a turnover of £19,443,259, a pre-tax profit of £785,454 and a net worth of £3,089,260.

(Source: riskdisk.com 06.2012)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 113 Ebbw Vale**.

Ebbw Vale

Units B, C & D

Crown Business Park

Duketown

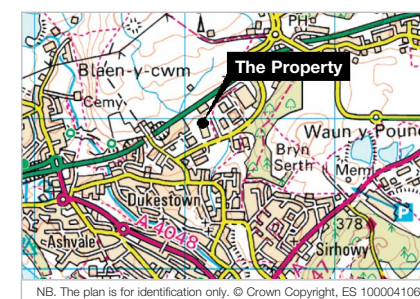
Gwent

NP22 4EF

- **Freehold Industrial/Warehouse Investment**
 - Established industrial location
 - Warehouse premises totalling 4,799 sq m 51,655 sq ft (excluding tenant's improvements)
 - Rent Review 2014
 - Total Current Rents Reserved
- ## £171,255 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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