



Tenure

Freehold.

Location

Cardiff, the capital city of Wales, has a population of some 270,000 and is a thriving retail and commercial centre. The city serves as the centre for government, professional and financial organisations in the region. The city is served by the M4 motorway and benefits from regular InterCity rail services. Road communications have been enhanced by the completion of the second Severn Crossing (Junctions 28-30).

The property is situated in the established Laurels Business Park, 3 miles east of the city centre just off the A48. This gives access to the M4 at Junction 29 via the A48 (M).

Description

The property is arranged on ground floor only to provide an industrial unit with a single storey extension which provides office accommodation.

The property provides the following accommodation and dimensions:

Ground Floor

Warehouse and Offices **1,131.9 sq m** **(12,179 sq ft)**

Tenancy

The entire property is at present let to CUMMINS LTD for a term of 25 years from (and including) the 28th October 1991 at a current rent of £63,290 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property is sublet to Carrier Rental Systems (UK) Ltd.

Tenant Information

Website Address: www.cummins.com

For the year end 31st December 2011 Cummins Ltd reported a turnover of £1.885bn, a pre-tax profit of £377.19m, Shareholders' Funds of £653.4m and a net worth of £578.1m. (Source: www.riskdisk.com 11.09.2012).

For the year end 31st December 2011 the subtenant reported a turnover of £25.6m, a pre-tax profit of £1.856m, Shareholders' Funds of £16.256m and a net worth of £16.239m (Source: [riskdisk](http://riskdisk.com) 11.09.2012)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

To be held on 2nd and 9th October 2012 by appointment only. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 227 Cardiff**.

Cardiff

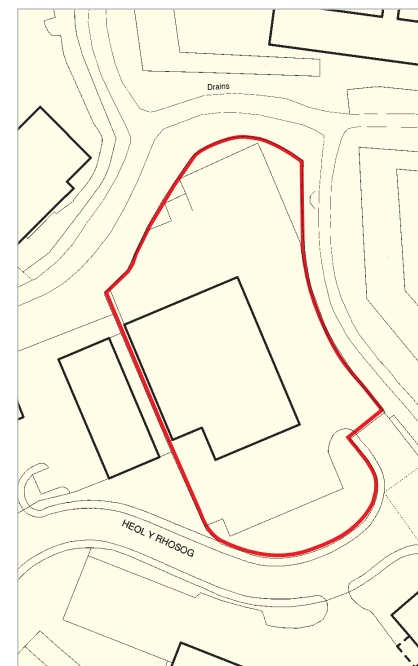
Carrier Rental Systems Unit

The Laurels Business Park

Wentloog

CF3 2EW

- **Freehold Industrial Investment**
- Let to Cummins Ltd (Sublet)
- Comprises 1,131.9 sq m (12,179 sq ft) on a secure site of 0.65 hectares (1.6 acres)
- Located 3 miles east of Cardiff city centre
- Current Rent Reserved
£63,290 pa



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor R Hobbs Esq, Howells Solicitors. Tel: 0292 040 4027 e-mail: rhidian.h@howellslegal.com

Joint Auctioneer Ms N Kruger, Burnett Davies Chartered Surveyors. Tel: 0292 062 1162 Fax: 0292 062 1141 e-mail: nicole.kruger@burnettdavies.com