

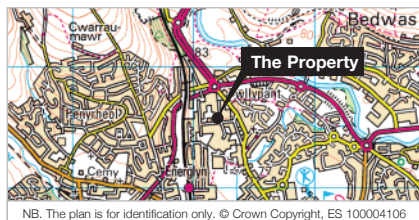
# **Caerphilly** **De Clare House** **4 Sir Alfred Owen Way** **Pontygwindy Industrial** **Estate** **Mid Glamorgan** **CF83 3HU**

- **Freehold Office and Industrial Investment**
- Comprising a total of 4,273.9 sq m (46,009 sq ft)
- Site area 0.828 hectares (2.046 acres)
- Tenants include Caerphilly County Borough Citizens Advice
- Rent Review 2021
- Total Current Rents Reserved

**£101,596.50 pa**  
**plus vacant possession**  
**of 2,291.2 sq m**  
**(24,662 sq ft)<sup>(3)</sup>**

**On the behalf of a Major Fund**

**SIX WEEK COMPLETION**  
**AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Caerphilly is situated at the base of the Rhymney Valley and is famous for its 13th century castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport. The A468 and A469 serve the town and link to Junction 28 of the M4 motorway. The property is located to the west of Pontygwindy Road, some 1.1km from Caerphilly town centre. Occupiers close by include Moorhouse Group, Deregallera and Horizon Digital Media, amongst others.

## **Description**

The property occupies a site which extends to 0.828 hectares (2.046 acres) and is arranged on ground and one upper floor to provide office and industrial accommodation.

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 & 2	Llamau Limited (1)	Ground Floor 262.8 sq m (2,829 sq ft)	5 years from 02.12.2016 Tenant option to break 02.12.2019 (2)	£14,487 p.a.	Reversion 2021
Unit A	Power Athletics – Caerphilly Limited	Ground Floor 735.0 sq m (7,912 sq ft)	5 years from 08.07.2016 Option to break 07.07.2019 FR & I	£21,500 p.a.	Reversion 2021
Unit B (Suite 3)	Castle Fires and Stoves Ltd	Ground Floor 139.0 sq m (1,496 sq ft)	5 years from 21.03.2018 Tenant option to break 21.03.2021 FR & I	£10,000 p.a.	Reversion 2023
Part Unit C	Protectorcomms Ltd	Ground Floor 325.9 sq m (3,508 sq ft)	1 year from 27.11.2014 FR & I	£14,250 p.a.	Holding over
Part Unit C	Vacant (3)	Ground Floor 458.0 sq m (4,930 sq ft)	–	–	–
Unit C1	Vacant	Ground Floor 68.9 sq m (742 sq ft)	–	–	–
Unit D	Vacant	Ground Floor 542.0 sq m (5,834 sq ft)	–	–	–
Unit E	Vacant	Ground Floor 524.5 sq m (5,646 sq ft)	–	–	–
Unit F	Vacant	Ground Floor 144.8 sq m (1,559 sq ft)	–	–	–
Unit G	Vacant	Ground Floor 104.8 sq m (1,128 sq ft)	–	–	–
Unit S1	Caerphilly County Borough Citizens Advice Bureau	First Floor 271.8 sq m (2,926 sq ft)	8 years from 23.04.2016 Rent review 2021. Option to break 22.04.2021. FR & I	£23,408 p.a.	Rent Review 2021
Unit S2	Vacant (3)	First Floor 182.9 sq m (1,969 sq ft)	–	–	–
Unit S3	Vacant (3)	First Floor 134.3 sq m (1,446 sq ft)	–	–	–
Unit S4	Montanta Healthcare Ltd	First Floor 127.5 sq m (1,373 sq ft)	10 years from 01.11.2016 Rent review every 5th year Option to break 31.10.2021 FR & I	£7,551.50 p.a.	Rent Review 2021
Unit S5	Vacant (3)	First Floor 131.0 sq m (1,410 sq ft)	–	–	–
Unit SC	Caerphilly County Borough Citizens Advice Bureau	First Floor 120.7 sq m (1,300 sq ft)	3 years from 03.02.2017 R & I subject to a schedule of condition	£10,400 p.a.	Reversion 2020
		<b>Total</b>	<b>4,273.9 sq m (46,009 sq ft)</b>	<b>Total £101,596.50 p.a.</b>	

(1) For the year ended 31st March 2017, Llamau Ltd reported a pre-tax profit of £169,000 and a net worth of £4m. (Source: Experian 19.09.2018.)

(2) The tenant must make a payment of £4,174.50 plus VAT to exercise the break.

(3) Available to let [www.brinsons.co.uk](http://www.brinsons.co.uk)

NB. Not internally inspected by Allsop. Floor areas supplied by the Vendor.

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** Alexy Pemberton, Hamlins LLP. Tel: 0207 355 6008 e-mail: [alexypemberton@hamlins.com](mailto:alexypemberton@hamlins.com)



