



Tenure

Freehold.

Location

Tonypandy is a market town located in the Rhondda Valley, 17 miles north-west of Cardiff via the A4058/A470. The A470 in turn links to the M4 Motorway (Junction 32). The town also has regular rail services to Cardiff.

The property is situated within an established industrial estate to the west of the A4119.

Occupiers close by include Post Office, M&P Group, JDJ Exhibitions, Flowtech and RCT Borough Council offices.

Description

The property is arranged on ground and one upper floor to provide a ground floor light industrial unit with first floor office/ancillary accommodation. The property benefits from an eaves height of 6.5m (21' 4"), a roller shutter door and forecourt parking to the front.

NB. The tenant also occupies the adjoining property and has created a link between the two sites.

The property provides the following accommodation and dimensions:

Ground Floor (Warehouse)	836.10 sq m	(9,000 sq ft)
Ground Floor (Ancillary)	79.45 sq m	(855 sq ft)
First Floor (Offices/Ancillary)	77.50 sq m	(834 sq ft)
Total	993.00 sq m	(10,689 sq ft)

Tenancy

The entire property is at present let to ALLEVARD SPRINGS LIMITED for a term of 10 years from 30th April 2017 at a current rent of £42,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The tenant has the option to determine the lease on 30th April 2022.

NB. The tenant has been in occupation since 2007.

Tenant Information

Website Address: www.sogefigroup.com

For the year ended 31st December 2017, Allevard Springs Limited reported a turnover of £20.113m, a pre-tax profit of £470,000, shareholders' funds and a net worth of £5.720m. (Source: Experian 25.02.2018.)

VAT

VAT is applicable to this lot.

Documents

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

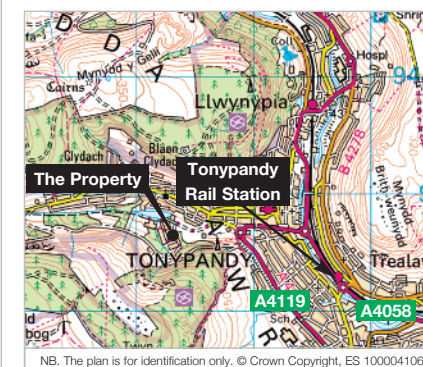
Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website).

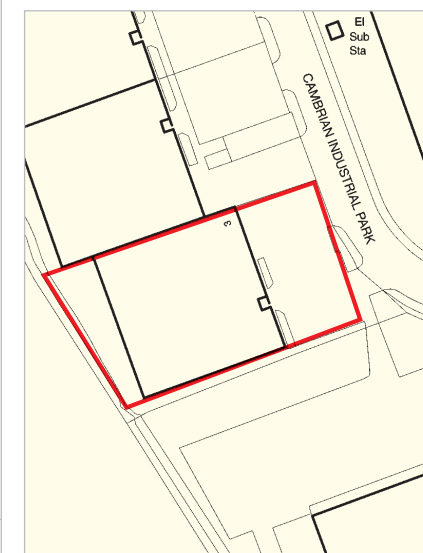
Tonypandy Unit 3 Cambrian Industrial Park Clydach Vale Mid Glamorgan CF40 2XX

- **Freehold Industrial Investment**
- Comprising a total of 993 sq m (10,689 sq ft)
- Entirely let to Allevard Springs Limited until 2027 (1)
- Tenant in occupation since 2007
- Rent Review 2022
- Current Rent Reserved
£42,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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