

Lot 13

£74,910 Per Annum
Exclusive

3 Melin Corrwg Business Park, Treforest, Near Cardiff, CF37 5BE

Freehold Modern Office Investment



Key Details

- Modern Out of Town office building comprising 613.25 sq m (6,601 sq ft)
- Well located off A470, 5 miles from Junction 32 of M4
- Let to six tenants including Jones Hargreaves, ASD Build, Advanced Carpentry Solutions, Phoenix Design Partnership and Socotec
- New lettings on Suite 6a, 6b and Suite 9 (completed in 2021)
- No rent arrears throughout pandemic restrictions
- Generous car parking ratio of 1:212 sq ft on site area of approximately 0.28 ha (0.68 acres)
- High Yielding on Guide Price

Location

Miles: 9 miles north-west of Cardiff
5 miles from J32 of M4
32 miles west of Bristol

Roads: A470, M4

Rail: Treforest Estate

Air: Cardiff Airport

Situation

Treforest is located in the south-east of Pontypridd, approximately 9 miles north-west of Cardiff, just off one of the city's main arterial routes (A470). Melin Corrwg Business Park is an established park with excellent connectivity to the M4 motorway via the A470. The property is situated on the south side of Cardiff Road, in a mixed use location, with Treforest Industrial Estate, Parc Nantgarw and Midway Retail Park all close by and Treforest Estate railway station is one mile to the south.

Description

The property is a semi-detached office building currently arranged as six modern self-contained office suites. The lower ground floor and the common parts have all been recently refurbished. The property also benefits from parking for approximately 31 cars on a site area of approximately 0.28 ha (0.68 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Suite 6a	Lower Ground	Office/Ancillary	79.80 sq m	(859 sq ft)	JBR COMMERCIAL PROPERTY GROUP LIMITED	5 years from 16/08/2021 until 15/08/2026 (1)	£9,880
Suite 6b	Lower Ground	Office/Ancillary	139.17 sq m	(1,498 sq ft)	JONES HARGREAVES (UK) LIMITED (2)	5 years from 01/09/2021 until 31/08/2026 (3)	£16,480
Suite 7	Ground	Office/Ancillary	110.46 sq m	(1,189 sq ft)	PHOENIX DESIGN PARTNERSHIP LIMITED (4)	5 years from 26/02/2020 until 25/02/2025 (5)	£13,500
Suite 8	Ground	Office/Ancillary	84.45 sq m	(909 sq ft)	ASD BUILD LIMITED	3 years from 10/12/2019 until 09/12/2022	£10,500
Suite 9	First	Office/Ancillary	109.44 sq m	(1,178 sq ft)	SOCOTEC BUILDING CONTROL LIMITED (6)	5 years from 09/08/2021 until 08/08/2026 (7)	£13,550
Suite 10	First	Office/Ancillary	89.93 sq m	(968 sq ft)	ADVANCED CARPENTRY SOLUTIONS LIMITED (8)	10 years from 26/11/2019 until 25/11/2029	£11,000
Total			613.25 sq m	(6,601 sq ft)			£74,910

- (1) The lease is subject to a tenant option to determine on 15/08/2024.
- (2) Jones Hargreaves are an independent Building and Project Consultancy founded in 2009, who now operate from three offices in the UK (www.joneshargreaves.co.uk).
- (3) The lease is subject to a tenant option to determine on 31/08/2024.
- (4) Phoenix Design Partnership has offices in both Bath and Cardiff and over 60 years combined experience in all aspects of Civil Engineering for major housing projects, office, industrial and retail developments (<http://www.phoenixdp.co.uk>).
- (5) The lease is subject to a tenant option to determine on 26/02/2023.
- (6) SOCOTEC is the UK's leading provider of testing, inspection and compliance services, with comprehensive solutions in the Infrastructure, Safety Compliance & Sustainability, Environmental Compliance, Environmental Science and Building Control & Fire Consultancy sectors (www.socotec.co.uk).
- (7) The lease is subject to a tenant option to determine on 09/08/2024.
- (8) Advanced Carpentry Solutions Ltd is a carpentry contractor with 100+ carpenters with clients such as Taylor Wimpey, Barratt and Lovell. ACS have been responsible for projects with a value of up to £100,000,000 (www.advancedcarpentrysolutions.co.uk).



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