

Unit 4 Jubilee Trading Estate

East Tyndall Street
Cardiff
CF24 5EF

City Centre Industrial
Investment Opportunity

 Cooke &
Arkwright



SUMMARY

- Opportunity to acquire a well let industrial investment opportunity in Cardiff, the capital city of Wales.
- Located in a well established city centre industrial location.
- Situated in the established Jubilee Trading Estate with surrounding occupiers including Howdens Joinery, Jewsons, Toolstation and Travis Perkins.
- The property provides 11,080 sq. ft of industrial warehouse space.
- The property is to be let on a new 5 year lease from completion of sale with a break at year 3 to Atlantic Cladding Ltd.
- The rent will be £60,940 per annum (£5.50 psf)
- Freehold

We are instructed to seek offers in excess of **£831,000 (Eight Hundred and Thirty One Thousand Pounds)**, subject to contract and exclusive of VAT, reflecting a net initial yield of 6.90% and a low capital value of £75 psf.

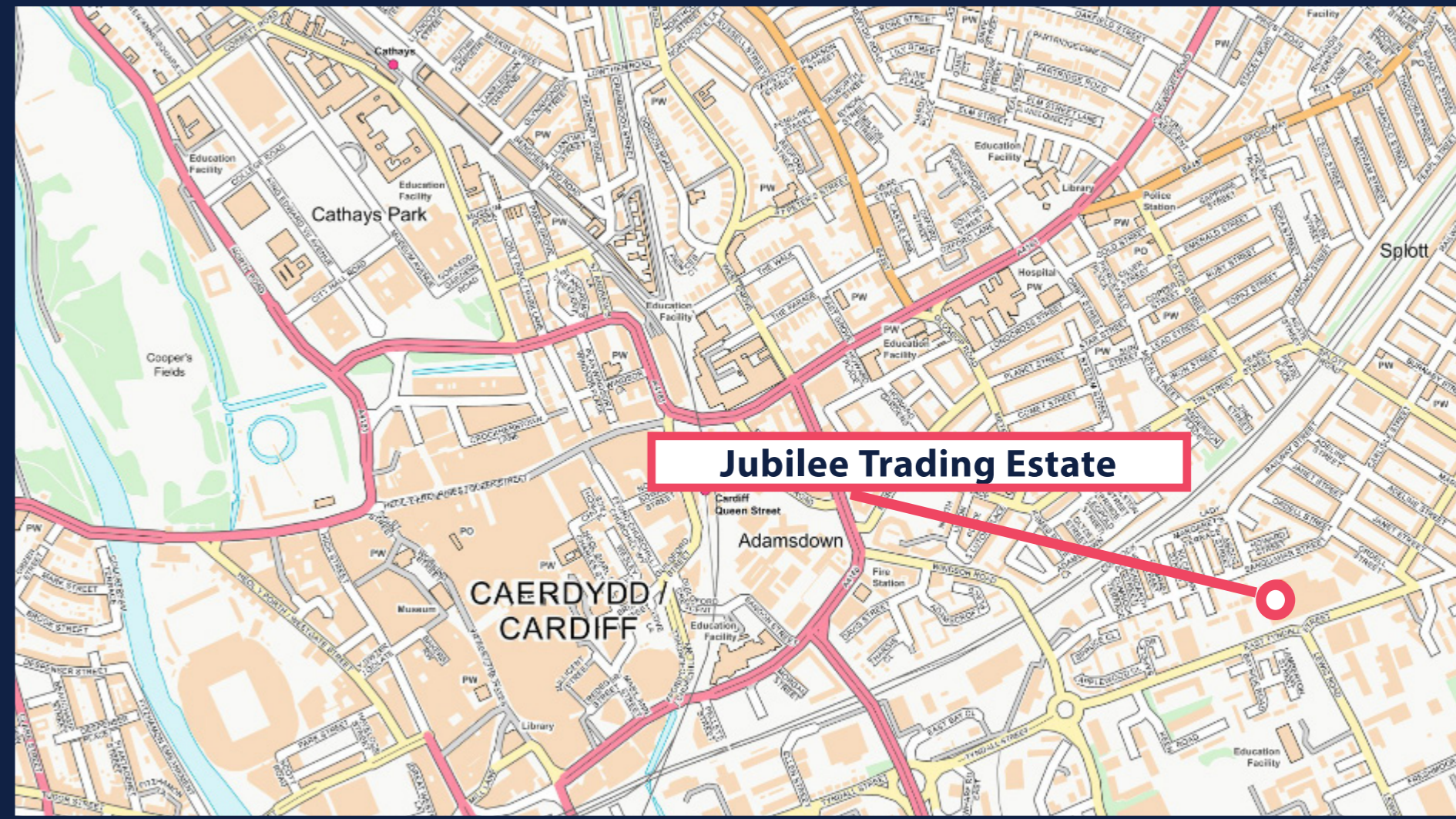


LOCATION

Cardiff has a population of approximately 360,000, is the capital city of Wales and is located 146 miles west of Central London, 40 miles west of Bristol and 42 miles east of Swansea.

Cardiff is the heart of commercial activity in Wales and is the base of the Welsh Government.

Through the Cardiff Master Plan, both Cardiff City Council and Welsh Government are committed to further improving the infrastructure and economic profile of both Cardiff and its City Region.



SITUATION

Jubilee Trading Estate is located on East Tyndall Street, just outside Cardiff City Centre. There is a strong warehouse and trade counter presence in the estate with surrounding occupiers including Howdens Joinery, Tool Station and Travis Perkins.

The property benefits from roadside frontage onto East Tyndall street with Cardiff City Centre a short walk to the west of the property. The unit is well located with excellent transport links to the M4 motorway via Junctions 30 and 33.



DESCRIPTION

The property is an end of terrace warehouse of 1970's construction, it comprises blockwork elevations, profile steel cladding and a trussed roof built onto a steel frame.

Internally there is a concrete floor with a single level roller shutter door with a height of 4.9 metres. The workable height within the main warehouse extends to 6m.

The property measures 11,080 sq. ft comprising:

- Ground Floor Warehouse: 9,923 sq. ft
- First Floor Office: 1,157 sq. ft

TENURE

Freehold

TENANCY

The property is to be let on a new 5 year lease from completion of sale with a break at the end of year 3 to Atlantic Cladding Ltd.

The annual rent will be £60,940 (£ 5.50 psf).

A copy of the terms of the lease are available upon request.



TENANT COVENANT

Atlantic Cladding has been established for over 30 years, with locations in Swansea, Barry and Cardiff. They specialise in the supply of timber and building materials.

They have occupied Unit 4 Jubilee Trading Estate since November 1998.

They have a Credit Safe rating of 51B reflecting a low risk.

EPC

The property has an EPC rating of D(78).

VAT

We understand that the property is elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.





PROPOSAL

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