

Triax Headquarters

Units 9&10 & 14-17
Abergorki Industrial Estate
Treorchy
CF42 6DL

**Value Add Industrial
Investment Opportunity**



SUMMARY

- Opportunity to acquire an industrial investment located on a well established industrial estate with significant value add potential.
- Well-positioned to access the Valley areas, Pontypridd and Cardiff City Centre.
- Comprises 29,834 sq. ft on a large site extending to 3.49 acres.
- Units 14-17 comprising 20,854 sq. ft will be let simultaneously from completion of the sale on a new 5 yr lease with a break at yr 3 to Triax UK Ltd at a rent of £99,056.50 per annum (£4.75 psf).
- Units 9 & 10 are vacant and present opportunity to add value through letting this space.
- Strong future rental growth prospect.
- Longer-term alternative use angles (subject to planning).
- Freehold.

We are instructed to seek offers in excess of **£1,330,000 (One Million, Three Hundred and Thirty Thousand Pounds)** subject to contract and exclusive of VAT. This price reflects a NIY of 7.00%, which will increase to 10.00% if the vacant space is let at £4.75 psf, and a low overall capital value of £45 psf.



LOCATION

Treorchy is located in the county of Rhondda Cynon Taff. It is 10 miles west of Pontypridd via the A4052 and 17 miles west of Merthyr Tydfil via the A4601 and A465 (Heads of the Valley Road). Junction 34 of the M4 Motorway is situated approximately 20 miles south in Cardiff, the capital city of Wales.

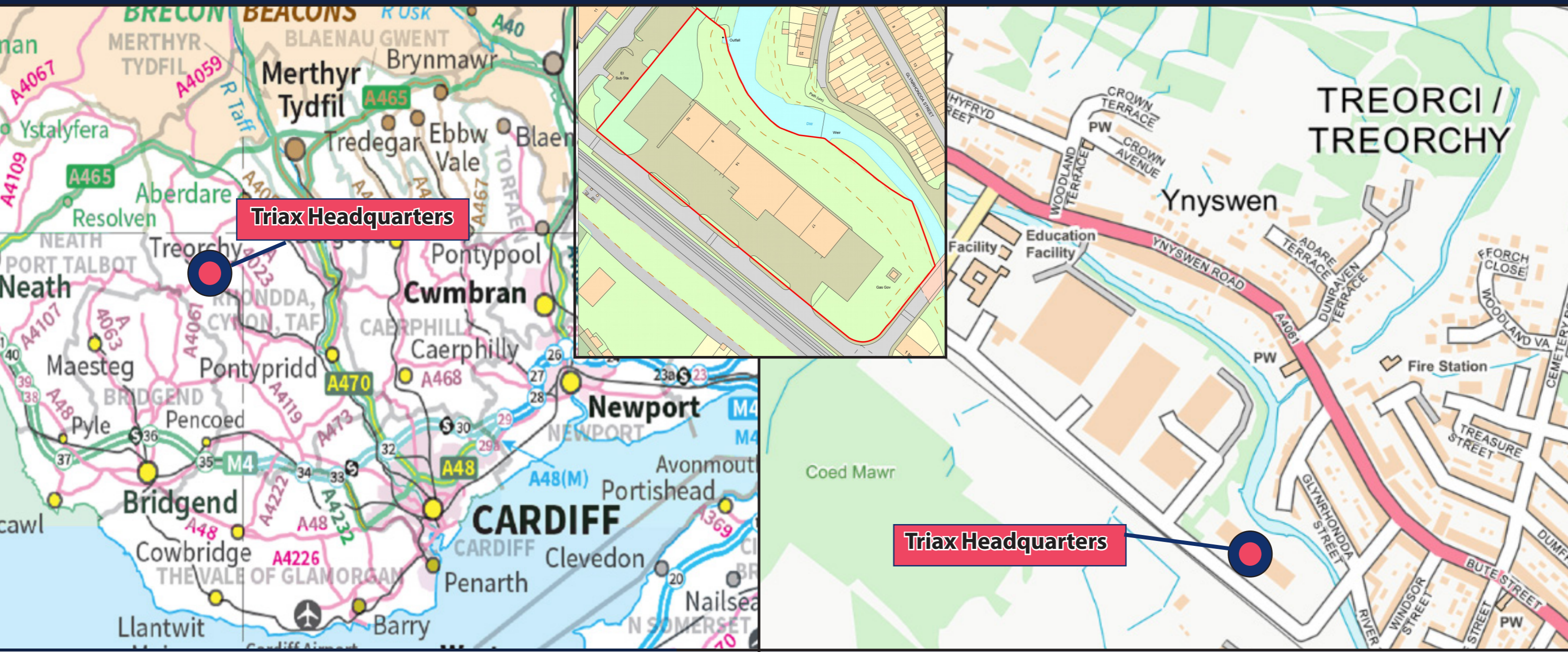
Access to major road infrastructure is via the A470 (10 miles east) leading to the M4 Motorway. The A465 Heads of the Valley Road is accessed either via the A470 or via A4061.

The Heads of the Valley Road has undergone an £800million phased dualling scheme which has further improve accessibility and journey times.

SITUATION

Abergorki Industrial Estate is located just off Ynyswen Road on the northern edge of Treorchy where it adjoins the village of Treherbet. Junction 34 of the M4 Motorway is approximately 20 miles south via the A4061 and A4119. Pontypridd is situated approximately 10 miles to the east via the A4052 and is one of the largest towns in the South Wales Valleys area.

The immediate vicinity benefits from a number of large, well-established occupiers including Screwfix and Thomas Lloyd Furniture, amongst others. Forest View Medical Centre and two schools are nearby and the area to the north and east is predominantly residential. Within a 5-minute walk from the premises is Bute Street which offers a bustling parade of local and national retail operators including Spar, Subway, Greggs, Iceland and the Principality Building Society.



DESCRIPTION

The property comprises a portal frame industrial building across 6 bays providing manufacturing and warehouse space. Units 9 & 10 are currently vacant while units 14-17 are to be let to Triax UK Ltd.

Each individual unit has a two story office/amenity block and in the future the estate is capable of being subdivided to create six units.

The warehouses have a minimum eaves height of 4.6m with apex rising to 6m. Each unit has a single roller shutter door opening onto the yard and benefit from individual utilities.

There is a substantial yard area at the front of the property with the overall site area comprising 3.49 acres.

TENANCY

Units 9&10 are currently vacant.

Units 14-17 will be let to Triax UK Limited on a new lease starting simultaneously from completion of the sale on the following lease terms:

- Tenant: Triax UK Limited.
- Term: 5 year lease with a tenant break at year 3.
- Rent: £99,056.50 pa (£4.75 psf)
- A copy of the detailed terms of the new lease are available upon request.

The property will therefore be let from completion as follows:

Unit	Tenant	Area	Rent (PA)	Rent (£/sq.ft)
Units 9 & 10	Vacant	8,947	-	-
Units 14-17	Triax (UK) LTD	20,887	£99,056.50	£4.75

TENURE

Freehold

ACCOMODATION

The property provides the following areas:

Name	sq. ft	sq.m
Units 9 & 10 (Warehouse & Offices)	8,947	831
Units 14-17 (Warehouse & Offices)	20,887	1,940
Total	29,834	2,771

TENANT COVENANT

TRIAX is a global supplier of reliable, innovative products and solutions for the reception and distribution of video, audio and data signals. TRIAX's headquarters based in Treorchy, and production and R&D base is in Denmark.

Triax UK have a creditsafe of B (66) reflecting a low risk.

Financials	31/12/22	31/12/21	31/12/20
Turnover	£11,905,957	£12,736,930	£11,065,837
Pre Tax Profit	£625,788	£1,301,387	£1,263,617
Shareholder Funds	£1,746,670	£1,239,784	£2,940,161

VALUE ADD OPPORTUNITIES

There is an opportunity to add value through letting the two vacant units on the property through capitalising on the strong tenancy demand in the area.

Demand remains strong in the industrial market, with developers continuing to focus attention on schemes catering to the sub 5,000 sq. ft market. This has maintained the highest number of individual transactions in line with region dynamic of growth and expansion of many enterprises across the region.

The table below illustrates some of the recent letting transactions within the area:

Address	Size (Sq.Ft)	Price (psf)	Date
Unit 13 Abergorki Industrial Estate, Treorchy, CF42 6DL	10,042	£6.25	Under offer
Unit 34, Gelli Industrial Estate, Gelli, Pentre, CF41	3,016	£6.02	06/23
Unit 6 Ynyswen Industrial Estate, Treherbert	1,143	£6.91	01/23

The property also presents the opportunity longer term for re-development for alternative uses (subject to securing necessary planning consents).

EPC

Energy Performance Certificate Rating : E (123)

A copy of certificate is available upon request.

VAT

We understand that the property is not 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.





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PROPOSAL

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- vi. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.