



ONE TRADE PARK

ABERAMAN INDUSTRIAL ESTATE
ABERDARE, CF44 6DA

MULTI-LET INDUSTRIAL INVESTMENT WITH DEVELOPMENT POTENTIAL



INVESTMENT SUMMARY

- Freehold trade counter and distribution investment in the heart of Aberaman Industrial Estate, Aberdare
- Excellent road and rail communications with access to Cardiff and Junction 32 of the M4 Motorway
- Current passing rent of £220,288 per annum
- 88% of the income is secured to Berendsen UK Limited (D&B Rating: 5A1), a leading international textile services provider
- Average Weighted Unexpired Term (AWULT) of 1.32 years
- Immediate asset management potential to re-gear existing leases and increase rents
- Adjacent land with development potential, subject to gaining the necessary consents
- Offers are sought in excess of **£2,300,000 (Two Million and Three Hundred Thousand Pounds)** subject to contract and exclusive of VAT.
A purchase at this level would reflect an attractive net initial yield of **9.00%** and low capital value of £35 psf after allowing for purchaser's costs of 6.34%.



LOCATION

Aberdare is a town in the Cynon Valley area of Rhondda Cynon Taf and is primarily a distribution and service industries centre formerly being a hub for iron ore and coal mining.

The town is located within close proximity of the A470, the main arterial route from Merthyr Tydfil, situated 4 miles (6 km) to the north east and Cardiff, situated 20 miles (32 km) to the south east via Junction 32 of the M4 Motorway.

Cwmfach Rail Station is located directly to the north providing direct services to Cardiff Central with a typical journey time of approximately 59 minutes.

Cardiff Airport is located 31.5 miles (50.7 km) directly to the south and provides services to a number of national and international destinations.



ROAD LINKS

A4059	> 1 mile
A465	4.9 miles
A470	5.9 miles
M4 (J32)	17.1 miles



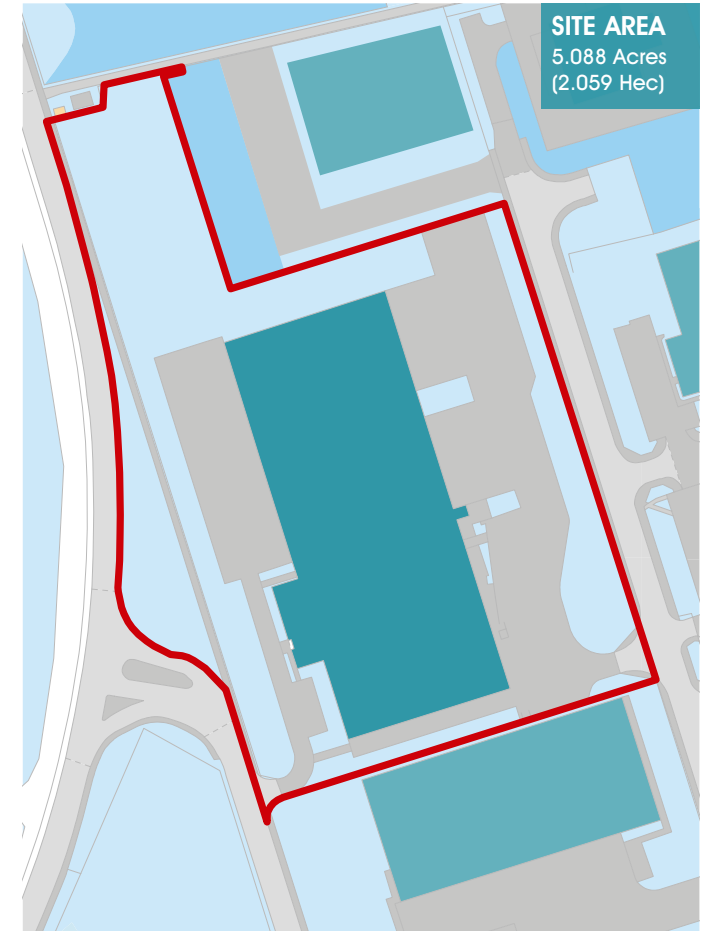
RAIL

Pontypridd	28 min
Cardiff Central	59 min
Merthyr Tydfil	66 min
Newport	91 min



AIRPORTS

Cardiff Airport	35 miles
Bristol Airport	68 miles
Gloucester Airport	85 miles
Birmingham Airport	118 miles



SITE AREA
5.088 Acres
(2.059 Hec)

SITUATION

Aberaman Industrial Estate is situated directly to the south of Cwmbach Rail Station and 2.2 miles (3.5 km) to the south east of Aberdare town centre. The property is accessed from the B4275, providing access to the A4059 and Aberdare town centre. The A470 and Junction 32 of the M4 Motorway are respectively situated 6.1 miles (9.8 km) and 17.3 miles (27.8 km) to the south east.

DESCRIPTION

The property comprises an industrial warehouse of steel portal frame extending to 65,816 sq ft (6,114.5 sq m) and is subdivided to provide 8 units of varying size.

Units 1-5 comprise a parade of trade counter/industrial units with individual roller shutter door access. The units have their own access from the B4275. The units benefits from a shared tarmacadam yard with 55 car parking spaces.

Units 6-8 comprise a distribution warehouse with two storey ancillary office accommodation. The units benefit from access to the front of the property and a large yard area to the rear with a single large roller shutter door, 5 loading bays and 5 dock levellers.

The site is rectangular in shape and extends to 5.088 acres (2.059 hectares) providing a low site cover of 29%. The site further benefits from a vacant plot of land providing the potential for future expansion; subject to gaining the necessary consents.

TENURE

Freehold



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TENANCY SCHEDULE

Unit	Tenant	Area (sq m)	Area (sq ft)	Lease Start	Lease Expiry	Current Rent (£ pa)	Current Rent (£ psf)	Comments
1		434.0	4,671					
2	Berendsen UK Limited	283.9	3,056	22/1/2015	21/1/2020	£37,741	£3.50	
5		283.9	3,056					
3	Andrew Noble and Paul Noble	283.9	3,056	24/7/2009	23/7/2017	£11,000	£3.60	
4		283.9	3,056		Tenancy at Will	£15,000	£4.91	Rent inclusive of s/c and insurance
6		1,329.0	14,305					
7	Berendsen UK Limited	1,625.0	17,491	21/1/2010	20/1/2020	£156,547	£3.20	Landlord obligation to repair and maintain the roof of units 6, 7 & 8
8		1,591.0	17,125					
		6,114.5	65,816			£220,288	£3.63	



COVENANT INFORMATION

BERENDSEN PLC

Berendsen is Europe's leading textile service business, developing and delivering textile, hygiene and safety solutions to 150,000 customers from 140 sites in 16 countries across Europe.

Berendsen operates with 5 UK business lines in Workwear, Hospitality, Healthcare, Cleanroom and Clinical Solutions markets with over 100 years of experience in the industry and employing over 7,600 employees across 43 sites. The company is the market leader in the UK for textile services, operating in a c. £1.87bn market with c.18% market share.

In September 2017, Elis, the French laundry services group successfully acquired Berendsen Plc for £2.2bn, representing a premium of 45% to Berendsen Plc closing share price, prior to acquisition negotiations. Elis has since committed to investing £300m in UK sites to modernise and replace legacy plant and machinery to promote future business growth.

Berendsen Plc recorded a H1 2018 turnover of over £175m providing solid company performance within a healthy competitive landscape. UK exposure to Healthcare and Hospitality business lines currently totals 70% of revenue providing strong financial resilience for the future.

The company recently recorded the following financial information:

	31/12/2016	31/12/2015	31/12/2014
Turnover (£)	374,432,000	378,518,000	372,096,000
Pre-Tax Profit (£)	30,021,000	38,705,000	36,602,000
Net Worth (£)	75,928,000	93,015,000	90,136,000

ROCIALLE

C1 Trade Park provides the primary distribution facility for Rocialle, a sub-division of Berendsen Plc.

For over thirty years, Rocialle has supplied healthcare providers with sterile and non-sterile consumable items including almost every National Health Service Trust in the UK.

The company is well established in the local area operating from a large purpose built research and manufacturing plant in Cwm Cynon Industrial Park, Mountain Ash located approximately 3.1 miles (4.9 km) from the subject property.

Berendsen Plc owns the Mountain Ash site and employs over 300 people, which provides one of the largest medical clean rooms in Europe and an e-beam irradiation sterilisation plant.

Finished goods are stored and dispatched from the C1 Trade Park distribution facility to customers and intermediaries across the UK.

EXPANSION LAND

VACANT DEVELOPMENT SITE

The land to the north of the existing building extends to 0.936 acres (0.378 hectares) with potential to provide an industrial unit to suit specific occupier demand; there is also opportunity for alternative uses including car showroom and retail accommodation, subject to gaining the necessary consents.

Further potential exists to provide a secondary access route linking a new development and Units 6, 7 and 8 directly to the B4275; subject to separate negotiation with Berendsen UK Limited and gaining the necessary consents.





ONE TRADE PARK

EPC

The property has been rated grade C (66) and C (72)
EPC certificates are available upon request.

VAT

We understand the property is elected for VAT
and we would expect the transaction to be
treated as a transfer of a going concern (TOGC).

DATAROOM

For access to the Allsop Data Room, please use the following link:
<https://datarooms.allsop.co.uk/register/c1trade>

PROPOSAL

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For further information or to make arrangements for viewing please contact:

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