

MULTI LET INDUSTRIAL ESTATE INVESTMENT SALE

Dyffryn Court, Dyffryn Industrial Estate, Caerphilly, CF82 7TT



savills

INVESTMENT SUMMARY

- Located just 3.7 miles from Caerphilly Town Centre and 13 miles north of Cardiff
- Situated on the well known and prominent Dyffryn Industrial estate
- Freehold
- The property comprises of a multi-let industrial estate of 171,449 sq ft (18,014 sq m)
- The property comprises of a large warehouse that has been split into a number of units as well as several multi-let terraces
- Low Passing rent of £645,733 per annum (£3.76 per sq ft)
- Large site comprising of 9.41 acres (3.80 hectares)
- Highly reversionary and significant asset management opportunities

PROPOSAL

We are instructed to seek offers in excess of **£7,500,000 (Seven Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect an attractive net initial yield of 8.04% and a low capital value of £43.74 per sq ft assuming purchasers costs of 7.51%.



LOCATION

Caerphilly is located approximately 13 miles North of Cardiff City Centre the capital city of Wales.

Caerphilly County Borough is the fifth largest authority in Wales with a resident population of 176,000 (2021 Census). In recent years, the local economy has diversified to high value added manufacturing and knowledge based businesses. Caerphilly County Borough's location sits between Cardiff and the Brecon Beacons National Park and provides all of the essentials for an excellent quality of life for both the executive and the labour force.

The town benefits from excellent communications with the A468 providing a direct link to the A470 and subsequently Junction 32 of the M4. There is also a frequent train service from Caerphilly to Cardiff City Centre, with a fastest journey time of 19 minutes.

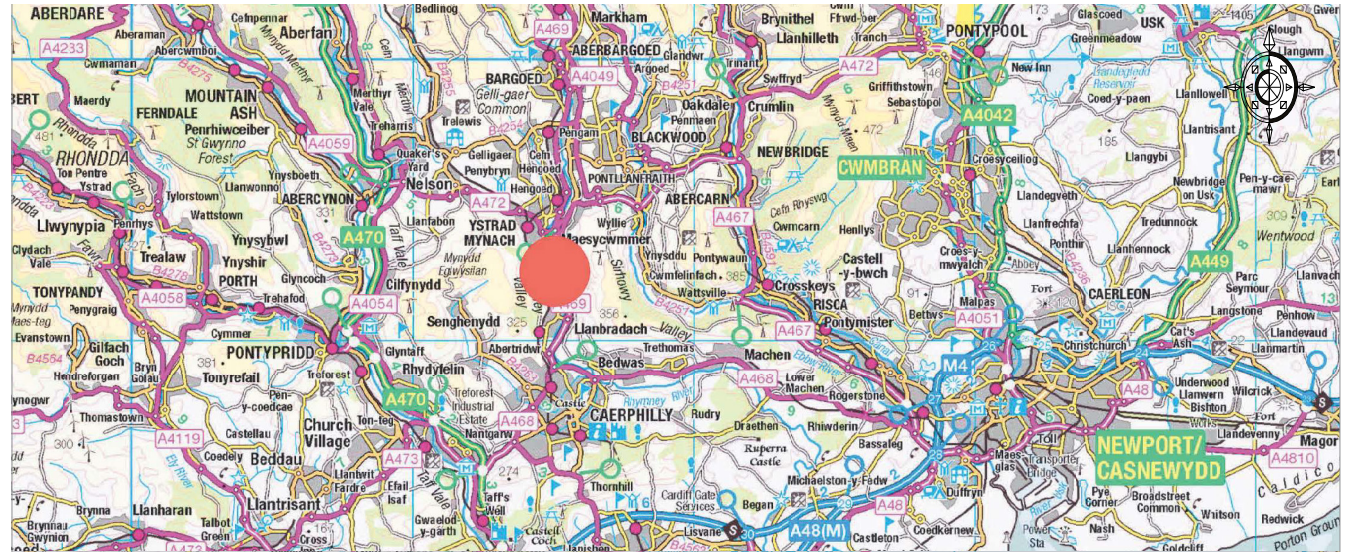
The town is a popular tourist destination primarily due to its 13th Century castle, which is the second largest castle in Britain. In addition the town has excellent shopping facilities, including the Castle Walk Shopping Centre, which is occupied by a number of national retailers.

Cardiff Airport is located approximately 24 miles to the South of the estate and offer scheduled flights to an ever-expanding array of European and international destinations.

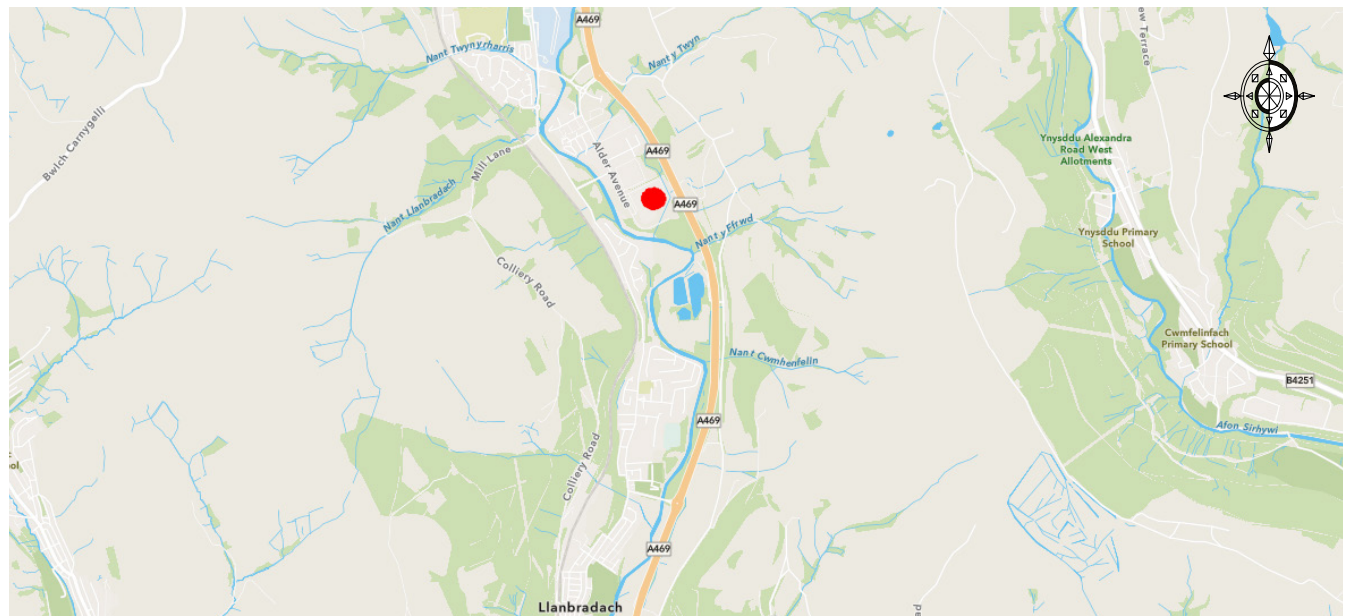
SITUATION

The property is situated within the established Dyffryn Business Park Industrial Estate approximately 1 mile South of Ystrad Mynach Town Centre. The estate is accessed just off Alder Avenue which is off the roundabout from the A469 dual carriageway that runs alongside the estate. The estate is just under 4 miles from Caerphilly town centre.

The estate is well established with occupiers that include Biotage GB, TWT Logistics, Biffa and Transcend Packaging Ltd.



Promap © Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:250000. Paper Size – A4



For reference purposes only

DEMOGRAPHICS AND ECONOMY

Caerphilly has an area population population of circa 176,000 (2021 Census).

In the year ending December 2023, 75.9% of people aged 16 to 64 in Caerphilly were employed. The unemployment rate was 3.3%.

In 2021, Caerphilly's Gross Domestic Product (GDP) was estimated to be worth £3.5 billion.

The manufacturing industry is the largest in Caerphilly, accounting for 20.4% of jobs. In 2022, 61.2% of Caerphilly's population was of working age, 18.3% were 15 and under, and 20.5% were over 65.

DESCRIPTION

The property comprises of a 25 unit multi let estate comprising of 171,449 sq ft (18,014 sq m) on a site of 9.41 acres (3.80 hectares) with a low site cover of circa 40%.

The buildings are of steel frame construction with profile steel clad elevations. The estate is arranged over 4 separate blocks with unit sizes from 2,000 sq ft to just over 33,000 sq ft, with eaves heights to a maximum of 6.4m.

There is a wide range of occupiers on the estate many of which are manufacturing and distribution based.

- Main Building - 6.4m Eaves
- Roller Access doors
- Steel portal frame construction with profile metal elevations
- Large Car Parking Area on site
- Excellent circulation

TENURE

The property is held freehold.

The property measures approximately 9.75 acres (3.95 hectares).



ACCOMODATION & TENANCY SCHEDULE

The property comprises of 171,449 sq ft (15,928 sq m)

UNIT	TENANT	SIZE (SQ FOOT)	RENT PER ANNUM	RENT P/SF	PAYMENT FREQUENCY	LEASE START	LEASE EXPIRY	BREAK	REVIEW DATES	COMMENTS
1	Star Linen UK Ltd	33,314	£78,000	£2.34	Monthly	01/01/2022	29/02/2032		01/01/2025	Rent increasing £10,000 per annum reaching £140,000 on 01.01.31
2	Evolution Fitness Gyms Ltd	20,956	£58,968	£2.81	Monthly	10/11/2020	09/11/2030	10/11/2025	10/11/2025	Dead of variation removing break and £7,000 per annum fixed increases
3	Bergstrum	15,465	£85,061	£5.50	Quarterly	20/07/2023	19/07/2031	20/07/2027	See comments	No rent review. Stepped increase in rent per year at £85,061 until 19th July 2027 and then £76,552 per annum until end of term of lease.
4	MS Car Motors	2,090	£4,000	£1.91	Monthly					Informal lease. Tenant been in occupation for over 15 years.
5	Long Life exhausts	5,034	£17,367	£3.45	Quarterly	05/11/2024	04/11/2029	05/11/2027	04/11/2027	
6	Landscapes for Learning Ltd	5,734	£21,503	£3.75	Quarterly	21/08/2020	20/08/2030	21/08/2025		No rent review provisions. Done before client ownership.
7	Penallta Crossfit	2,000	£8,000	£4.00	Monthly				See comments	Informal lease - Tenant been in occupation for over 10 years.
8	Get Set Scenery Ltd	6,444	£20,943	£3.25	Monthly	01/06/2023	30/05/2028		30/05/2025	Fixed increases in May'25 to £22,554 and May'26 to £25,776
9	JJ Welding Ltd	3,186	£21,219	£6.66	Quarterly					New 3 year lease. Rewview at end of 2nd year to OMV. Break clause end of 2nd year on minimum 6 months notice
10	Get Set Scenery Ltd	9,762	£34,167	£3.50		01/10/2024	01/10/2027		01/10/2025	3 year lease 10/24 at £34,167 rising to £39,048 per annum from year 2.
11	Bench Mark Scenery	6,485	£34,600	£5.34		01/03/2024	28/02/2029		28/02/2027	£34,600 until 28th Feb 20027 and OMV review 2027
12	Landscapes for Learning Ltd	5,014	£18,803	£3.75	Quarterly	01/10/2020	30/09/2030	01/10/2025		No rent review provisions. Done before client ownership
13	Fastenal Ltd	5,152	£20,608	£4.00	Quarterly	24/04/2022	24/04/2027	20/04/2025	25/04/2025	
14	Libco Logistics	8,295	£35,250	£4.25		16/03/2023	15/03/2028		16/03/2026	
15a	ACC Carpentry Ltd	2,578	£10,312	£4.00	Monthly					LL and T have agreed terms of a new 5 year leae with a 3 year break with OMV reviews at 3rd year with minimum 6 months notice on break
15b	Libco Logistics	4,099	£19,500	£4.76		20/09/2023	19/09/2028		20/09/2026	Review on 3rd anniversary to higher of OMV or RPI uncapped
16, 17	Novolux Energy North Ltd	10,762	£36,000	£3.35	Quarterly	26/01/2017	31/03/2037		26/01/2027	CPI linked rent review 26/01/27
18	Fastenal Ltd	4,975	£19,900	£4.00	Quarterly	24/04/2022	24/04/2027	25/04/2025	25/04/2025	
19	Alu Pro (South West) Ltd	2,523	£10,092	£4.00	Quarterly	02/05/2024	01/05/2029		02/05/2027	New 5 year lease with a 3rd year review to OMV.
20	MDD Fabrication	2,395	£13,145	£5.49	Quarterly	09/02/2023	08/02/2028		08/02/2027	
21	Exall Electrical	2,372	£13,650	£5.75		31/03/2023	30/03/2028		31/03/2025	Review 31st Mnarch 2025 to higher or OMV or uncapped RPI
22	Vacant 12 month guarantee	2,534	£16,500	£6.51						12 month rent, rates and SC guarantee
23	Edwards and Ross Pallets	5,139	£23,125	£4.50	monthly	04/09/2024	03/09/2029		04/09/2027	Review 4th September 2027 to OMV
24	Colour Fence	2,637	£12,500	£4.74	Quarterly	02/10/2024	01/10/2029		02/10/2027	3rd year review to OMV. MVJ to complete
25	Forklift Express	2,504	£12,520	£5.00	monthly	19/07/2023	18/07/2028		19/07/2025	Rent review higher OMV or uncapped RPI Review 19th July 2025. Tenant has a storage unit outside of their unit and pays £1500 per annum for this on an informal basis.
Total		171,449	£645,733	£3.77						

There is an informal Service charge in place where by the current Landlord bills the tenants periodically where works and general estate management is carried out such as grounds maintenance.

There is significant head room in the service charge and an opportunity for a future Landlord to run this on a more formal basis.

TENURE

This aerial map shows the proposed location for an electricity substation at Withey Dyffryn Court. A red rectangular outline marks the substation's footprint, which is situated between the existing 'El Sub Sta' and the 'Dyffryn House'. The map also identifies a 'Tank' near the top center and a 'Track' along the right edge. A North arrow and the text 'Electricity Sub Station' are located in the bottom right corner.

Promap • **Chris Dagdaga and Anthony Aguirre** **2005, 68, 12, 1277-1284**
Marked Water - 2005, Paper-Play - 2005

An aerial photograph of a large industrial complex. The facility consists of several large buildings with flat roofs, some of which are dark grey and others are light grey or white. A prominent building on the right has a long, low profile with a white base and a grey roof. To the left, there are several smaller buildings with yellow doors. A large parking lot is visible in the foreground, with a few cars parked. The facility is surrounded by green fields and trees, with a road and power lines visible in the background.

For reference purposes only

EPC

The EPC Certificates are available upon request and provided in the data room.

VAT

We understand the property is elected for VAT and as such we anticipate the transaction can be treated as a TOGC (Transfer of a Going Concern).

AML

A successful bidder will be required to satisfy all requirements when heads of terms are agreed.

DATA ROOM

A data room has been set up and access can be provided on request.

PROPOSAL

We are instructed to seek offers in excess of £7,500,000 (Seven Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level would reflect an attractive net initial yield of 8.04% and a low capital value of £43.74 per sq ft assuming purchasers costs of 7.51%

CONTACT

For further information please contact:

Ross Griffin
Director
rgriffin@savills.com
07972 000 113



Savills Cardiff

2 Kingsway
Cardiff, Wales
CF10 3FD
+44 (0) 2920 368 900



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 14.02.2025