

INVESTMENT SALE

**Cultech Limited
Unit 9 Aberavon Road
Baglan Industrial Estate
Port Talbot
SA12 7DJ**

Single Let Industrial Warehouse

 **Powell Lloyd**
PROPERTY CONSULTANTS



CULTECH
BIOSPECIALITY PRODUCTS

Jenkins
Best

SUMMARY

- ▶ PROMINENT LOCATION CLOSE TO J41 OF M4 MOTORWAY
- ▶ 26,207 SQ FT SELF CONTAINED INDUSTRIAL WAREHOUSE
- ▶ FULLY LET TO CULTECH LIMITED
- ▶ PASSING RENT AT £140,000 PA (£5.34 PSF)
- ▶ LEASE EXPIRING 31 AUGUST 2033 PROVIDING AN UNEXPIRED TERM OF APPROXIMATELY 7 YEARS
- ▶ LARGE SECURE YARD AND LOW SITE DENSITY
- ▶ FREEHOLD

Offers in excess of £1,700,000 (one million, seven hundred thousand pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive **Net Initial Yield of 7.73%**, subject to standard purchaser's costs of 6.49% and a low capital value of £64.87 per sq ft.



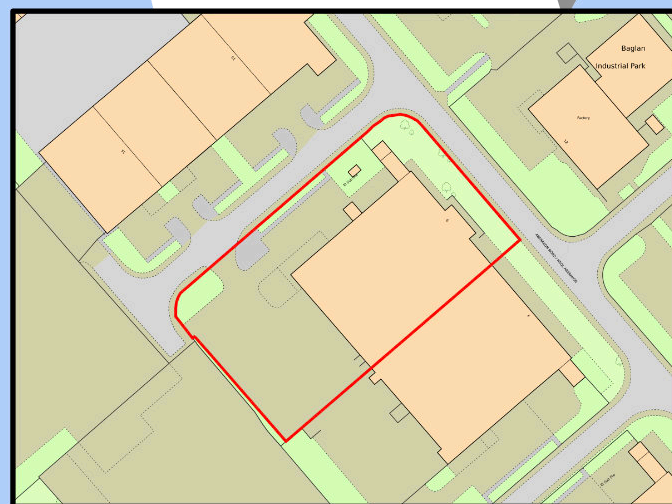
LOCATION

Port Talbot is located between Junctions 41 and 42 of the M4 Motorway, the main east/west route between London and South West Wales. Cardiff and Swansea, the two largest centres of population in Wales, are approximately 36 miles to the east and 8 miles to the west respectively. The Prince of Wales Bridge which provides access to the M5 Motorway and Bristol is located approximately 64 miles to the east.

Cardiff Airport is located 30 miles to the south east of the town, with Bristol Airport approximately 78 miles to the east.

By rail, Port Talbot Parkway Railway Station provides regular and direct rail connections to Swansea (21 minutes), Cardiff (35 minutes) and London Paddington (2 hours 4 minutes).

Port Talbot is a key component of the Celtic Freeport, a multi-site green energy and industrial zone spanning South-West Wales. The town is home to Port Talbot Steelworks, the UK's largest steel mill which is currently undergoing a £1.25 billion transition from traditional coal blast furnaces to green electric arc technology.



SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY





SITUATION

The property is situated within the heart of Baglan Industrial Estate, one of the main industrial locations in this part of South Wales with mixed uses including trade counter and retail.

Prominent occupiers in the immediate vicinity include Howden Joinery, Screwfix, City Electrical Factors, Owens Road Transport, Warburtons Bakery and Freudenberg.



SITE BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

DESCRIPTION

The property comprises a semi-detached warehouse with large surfaced yard area and car parking providing low site density. The building is of steel portal frame construction over clad with metal sheeting.

The warehouse has 7m (minimum) eaves height.

Vehicular access to the site is provided directly from the estate road via double gates opening up to the yard area and car park. Two large (5m high) roller shutter doors provide loading access from the yard area to the main warehouse. Pedestrian access is given to the side of the building which leads to the staff/office accommodation.

The building occupies a site of approximately **1.65 acres (0.67 ha)** with gross internal floor areas (GIA) as follows:

	sq m	sq ft
Ground Floor	2,314	24,907
First Floor	120	1,292
Total	2,254	26,207

- 
 Steel portal frame construction
- 
 Large car parking area
- 
 Two loading doors
- 
 Secure gated entrance
- 
 Refurbished offices
- 
 Eaves height of 7m in main warehouse
- 
 EPC - C66
- 
 Site area 1.65 acres (0.67 ha)



TENURE

The registered Freehold interest WA931079 is offered for sale.

TENANCY

Tenant

Cultech Limited (company no. 02908777).

Lease Term

1 January 2026 to 31 August 2033.

Rent

£140,000 per year (**£5.34 per sq ft overall**).

Rent Review

5 yearly - open market, upwards only.

Security of Tenure

Inside the security of tenure provisions of the 1954 Landlord & Tenant Act.

Repairing & Insuring

Full repairing and insuring subject to a photographic Schedule of Condition.

VAT

The property is elected for VAT and it is therefore anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

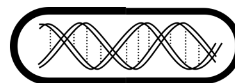
KEY FINANCIALS

Cultech Limited is an active private limited company in the United Kingdom operating in the nutritional supplement industry with brands including Vega Vitamins, Lab4 Probiotics and Pro-Ven Probiotics.

The company has invested in the refurbishment and fit-out of the unit for its use as warehouse including racking, installation of containerised tank storage facilities together with upgrade of the offices.

Cultech Limited has a Creditsafe score of A9.

	2024	2023	2022
Turnover	£50,001,470	£44,043,801	£41,751,709
Pre-tax Profit	£709,153	£1,330,148	-£1,353,508
Shareholder's Funds	£10,799,615	£10,202,769	£8,970,368



C U L T E C H
BIOSPECIALITY PRODUCTS

RENTAL EVIDENCE

Unit	Size	Rent psf	Tenant	Date
Units E13-14, Ashmount Industrial Estate, Swansea	11,346	£8.10	Stark	02/26
Unit 6, Kenfig Industrial Estate, Port Talbot	10,135	£7.00	Adler & Allen	11/25
Units 3-4, York Park, Bridgend Industrial Estate, Bridgend	20,416	£7.00	TAG Controls	11/25





PROPOSAL

Offers in excess of £1,700,000 (one million, seven hundred thousand pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive **Net Initial Yield of 7.73%**, subject to standard purchaser's costs of 6.49%. This represents a low capital value of £64.87 per sq ft.

ANTI-MONEY LAUNDERING

Prior to an exchange of contracts all parties acknowledge and agree to fully co-operate to ensure Anti-money Laundering Regulations are fully satisfied.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:



James Sanders
jps@powell-lloyd.com
07967 203595

Dan Evans
dle@powell-lloyd.com
07855 245527



Henry Best
henry@jenkinsbest.com
07738 960012

Tom Rees
tom@jenkinsbest.com
07557 161491