

ON THE INSTRUCTIONS OF

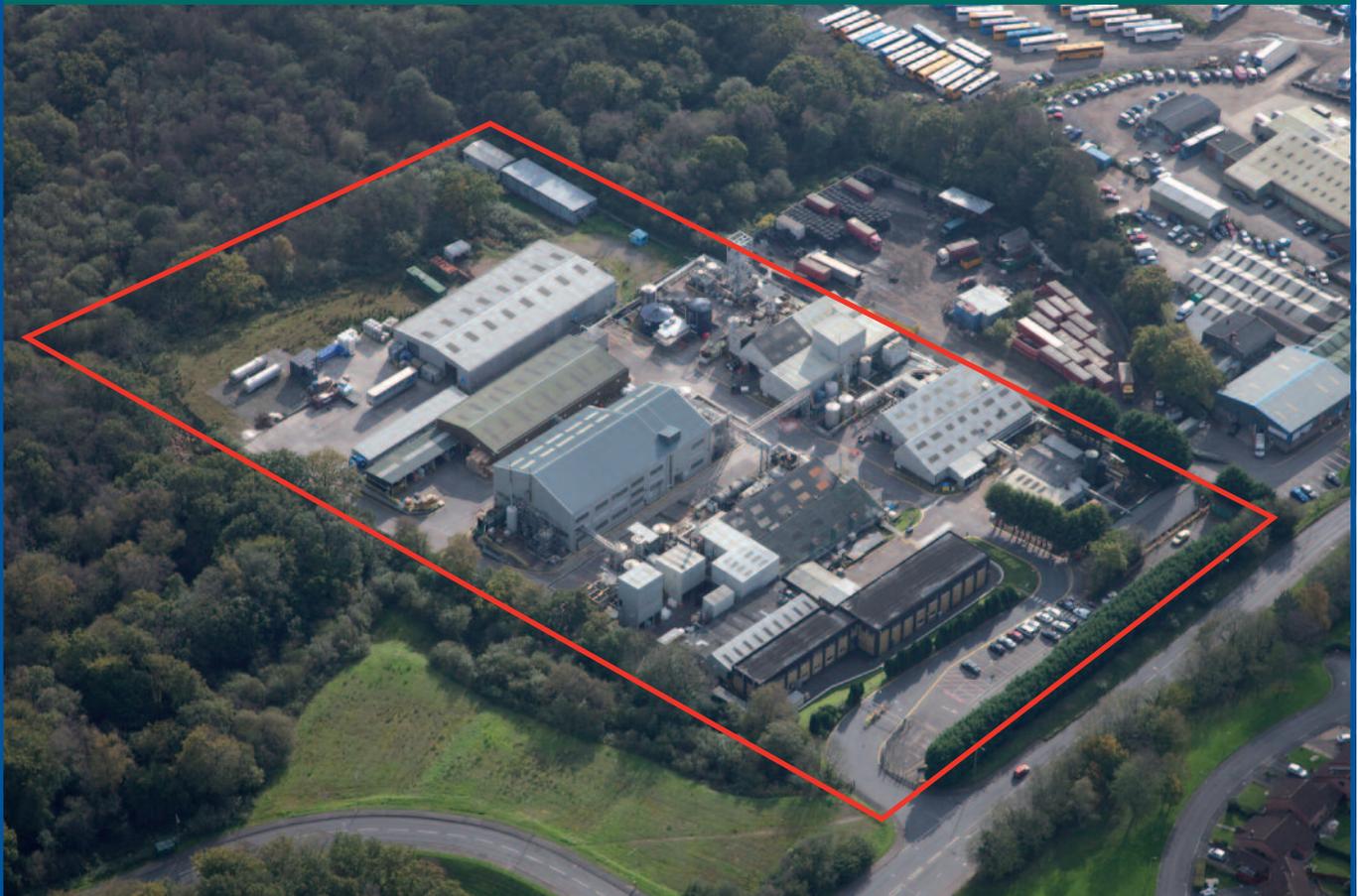


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'SPECIALITY CHEMICALS' MANUFACTURING FACILITY
WITH REDEVELOPMENT POTENTIAL

FOR SALE

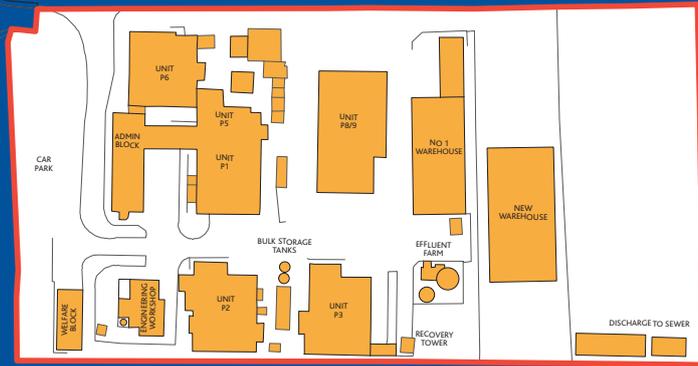
APPROX 91,435 SQ FT (8,494 SQ M)
ON A SITE OF 7.59 ACRES (3.07 HA)



**CHURCH VILLAGE
NR CARDIFF, SOUTH WALES CF38 2SN**

SUMMARY

- ❖ 91,435 sq ft (8,494 sq m) on a site of approximately 7.59 acres (3.07 ha).
- ❖ Speciality chemicals and polymer processing manufacturing with plant and machinery available by negotiation.
- ❖ Excellent infrastructure links with proximity to recently constructed Church Village by-pass.
- ❖ Redevelopment opportunity for residential, subject to planning.



SITE PLAN

DESCRIPTION

Constructed in the early 1970s, the property comprises a rectangular site with frontage to the A473 Llantrisant Road.

Constructed around a central estate road, the complex provides a series of units providing administration, manufacturing, warehousing and staff amenities.

Additionally, the site contains tank farms for bulk storage and liquids, industrial mills and grinders together with recovery column and effluent farm.

Site operations are due to close in mid-2012 when the site will be available for sale.

LOCATION

The property is situated in Church Village, midway between the towns of Llantrisant and Pontypridd. The capital city of Cardiff lies 11 miles to the south and junctions 32 (Coryton) and 34 (Llantrisant) are 7 and 5 miles away respectively.



SCHEDULE OF ACCOMMODATION

The property has the following approximate gross internal areas:

DESCRIPTION	SQ FT	SQ M
Administration Block		
Ground Floor	6,165	572.8
First Floor	6,165	572.8
	12,330	1,145.5
Industrial		
Unit P1	7,235	672.0
Unit P2	6,685	621.1
Unit P3	6,725	624.9
Units P5/6 Liquid Store	5,510	511.8
Units P8/9		
Ground Floor	10,150	943.0
First Floor	8,525	792.1
Second Floor	7,900	733.9
	26,575	2,469.0
No.1 Warehouse	9,110	846.3
New Warehouse	12,290	1,141.6
Welfare Block	1,905	176.8
Engineering Workshop	2,345	217.8
DTS Workshop	725	67.4
TOTAL GROSS INTERNAL AREA	91,435	8,494.3

BACKGROUND

Established by Nipa Laboratories, the plant produced a patented range of 'Paraben' preservatives and antioxidants based upon the esters of p-Hydroxy Benzoic Acid. Further development of the site saw the research, development and manufacture of pharmaceutical chemicals specifically aromatic organic intermediates based on natural products. The company was acquired by Clariant in 2000. Significant capital investment in both 2001 and 2006 resulted in the expansion of production volumes and the introduction of new polymer processes to the site. High levels of manufacturing activity have continued across the site but are now set to cease from mid-2012.

SITE SERVICES

The property benefits from all mains services including two main switch rooms, each with 1x1500 KVA transformer 415 V to 433 V.

PLANT & EQUIPMENT

Formerly a speciality chemicals manufacturing facility, there is a substantial amount of plant and equipment remaining in situ which could be adapted to meet other manufacturing processes. A full inventory of plant and machinery is available upon request.

The site benefits from:

- ❖ Bulk liquid storage, handling and packing equipment
- ❖ A significant number of glass-lined and stainless steel reactors
- ❖ Powder blending equipment
- ❖ Effluent storage
- ❖ Laboratory facilities



ENVIRONMENTAL & EPC

The site has operated under both PPC licence and EPR, and regulated by the Environmental Agency Wales. The site holds a lower tier COMAH status and as such is regulated by the joint Competent Authority, the Health and Safety Executive and the Environmental Agency Wales. Phase I site investigations and a preliminary Phase II assessment have been undertaken by URS. A type II Asbestos Survey has been completed and can be made available. An Energy Performance Certificate (EPC) is available upon request.





Plans are for identification purposes only. Not drawn to scale.

PLANNING

Planning is controlled by the Rhondda Cynon Taff County Borough Local Development Plan, adopted on 2 March 2011. Subject to Planning Consent, there may be potential for alternative use redevelopment under Policy AW11.

VAT

All figures quoted are exclusive of VAT which may be charged.

TERMS

The property is offered freehold and full terms are available upon application.



JONES LANG
LASALLE®

029 2022 7666

For further information go to
www.clariantchurchvillage.com

VIEWING

Contact:
chris.sutton@eu.jll.com

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