

Watts & Morgan

TO LET



£19,194 P.A

Cowbridge Road Bridgend CF31 3SR

- Immediately available “To Let” a modern office suite providing flexible space from 1,277 sq ft to 1,828 sq ft NIA.
- Situated in a highly prominent and easily accessible location fronting Cowbridge Road on the outskirts of Bridgend Town Centre.
- Immediately available “To Let” under terms of a new FRI Lease at a competitive rental of £10.50 psf.

Location

The Avon Court and Elm Court office buildings are located on a privately owned business park that is situated in a highly prominent and easily accessible location fronting Cowbridge Road, one of the main vehicular thoroughfares serving Bridgend Town Centre. The property is located immediately adjacent to South Wales Police Headquarters and opposite the Tesco Superstore.

Bridgend town centre lies just ½ mile or so to the north and Junction 35 (Pencoed Interchange) of the M4 Motorway 3 miles to the east.

Description

Avon Court briefly comprises a detached 2 storey office building providing for 3 no. self contained office suites.

Currently available is suite 3 which is available as a whole or potentially in part, provides space from 1277 to 1828 sq ft.

The property is set within attractive landscaped grounds and includes 7 car parking spaces.

Accommodation

Suite No. 3 – Providing from 1277 to 1828 sq ft
NIA

Tenure

The office suite is immediately available "To Let" under terms of a new effective FRI Leases via a service charge. Details on application.

Rental

Based of £10.50 psf exclusive.

Business Rates

To be advised.

EPC

Energy Performance - Band D

Service Charge

Ingoing tenants are to enter into the property service charge scheme which is administered on a cost only, pro rata basis.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering Checks

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan.

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Matthew Ashman.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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