

Watts & Morgan

FOR SALE



Asking Price £165,000

Second Floor Office Suite, Number Three Waterton Park,
Bridgend, CF31 3PH

- A modern self-contained second floor office suite providing approximately 116sq.m (1250sq.ft) NIA
- Located on the Waterton Industrial Estate, Bridgend a strategically located industrial estate situated approximately 1 mile or so from Bridgend Town Centre and just 3 miles from Junction 35 (Pencoed Interchange) of the M4 Motorway.
- Immediately available For Sale virtual freehold tenure and with full vacant possession at an asking price of £165,000

Location

The property is located on the purpose built Waterton Park Office Development which is conveniently located on the Waterton Industrial Estate, Bridgend.

Travelling south from Bridgend on the A48 dual carriageway take the left-hand turning in front of the Ford Motor Dealership and Waterton Park is located just 300 yards or so on the right-hand side. The estate is therefore conveniently located lying just 1 mile or so south of Bridgend Town Centre and approximately 3 miles from Junction 35 (Pencoed Interchange) of the M4 Motorway.

Description

The property briefly comprises of a self-contained second floor (left-hand side) office suite accessed off an attractive central core. The property is located within a modern office block comprising of 6 no. office suites in total.

Waterton Park briefly comprises of 3 detached office buildings all set within landscaped grounds and with dedicated car parking.

The property is built to a very high standard with features including powder coated aluminium double glazed windows, passenger lift, door entry system, fully raised access floors and full gas central heating.

The suite available provides approximately 116sq.m (1250sq.ft) Net Internal Area of accommodation.

The office suite is essentially open plan albeit currently configured with demountable partitioning providing for a conference/meeting room and resource room. The property has the benefit of a mini kitchen.

The property has the benefit of 4 no. car parking spaces.

Tenure

The property is immediately available For Sale virtual freehold being held under terms of a 999 year lease from 16th March 2007 at a peppercorn rental.

Property and Estate Service charges apply. Details on application.

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£165,000

EPC

Pending

Legal Costs

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

VAT

VAT is payable on the sale price.

Anti Money Laundering

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 selling agents:

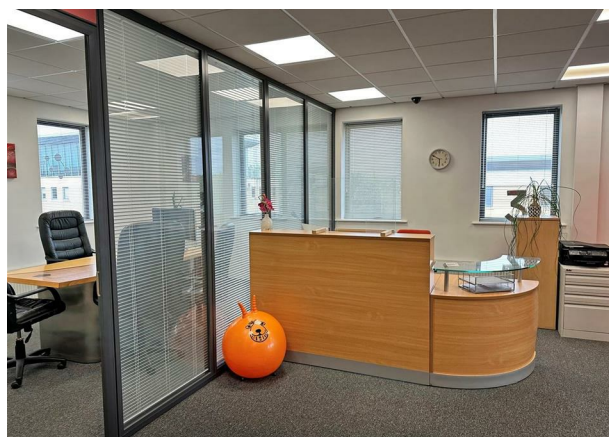
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