

Watts & Morgan

TO LET



£19,000 Per Annum

Modern First Floor Office Suite, North Court, David Street, Bridgend Industrial Estate, Bridgend, CF31 3TP

- Immediately available “To Let” modern open-plan first floor office suite providing approximately 2,392 sq.ft Net Internal Area of accommodation together with 9 designated car parking spaces.
- Situated in a prominent and easily accessible location fronting David Street on Bridgend Industrial Estate, Bridgend’s premier estate.
- Immediately available “To Let” under terms of a new flexible FRI Lease Agreement for a term of years to be agreed at a highly competitive rental based on £8.00 psf.

Location

The property is situated in a prominent and convenient location fronting David Street and the corner of North Road on the Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is a premier estate within Bridgend County Borough with the estate being home to both multi-national companies and local enterprises.

The estate is strategically located lying just 1 mile or South of Bridgend Town Centre and approximately 2 miles West of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Description

The property briefly comprises a modern two-storey office building comprising in total of 4 self-contained office suites around a central core.

The suite available is Suite Number 3 on first floor level, a self-contained largely open-plan office suite that provides for approximately 2,392 sq.ft Net Internal Area of accommodation.

The suite has the benefit of 9 demised car parking spaces.

Tenure

The property is immediately available "To Let" under terms of a new Lease on a effective Full Repairing and Insuring basis by way of Property Service Charge Arrangements.

Rental

£19,000 per annum exclusive (£8.00 psf).

EPC

Energy Rating- Band C

Business Rates

The Valuation Office Agency Website advises a rateable value of £20,000 so rates payable 2026/27 of approximately £10,700

Legal Costs

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

VAT

VAT is payable on rent.

Service Charge

The Tenant is to enter into the Property Service Charge Arrangements which are administered on a cost only, pro-rata basis.

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 letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



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