

Watts & Morgan

FOR SALE



Asking Price £180,000

2nd Floor Office Suite, Number Three Waterton Park
Bridgend CF31 3PH

- A modern self-contained 2nd floor office suite providing approximately 108sq.m (1,164sq.ft) NIA
- Located on an established business park in a convenient and easily accessible location close to Bridgend town centre and the M4 Motorway network
- Immediately available For Sale Virtual Freehold at an asking price of £180,000

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 a 2nd floor suite located within Number Three Waterton Park, a modern three-storey office building comprising in total 6 self-contained office suites constructed around an attractive and modern central core.

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

The suite available provides approximately 108sq.m (1,164sq.ft) NIA

The office suite is essentially open plan save that individually partitioned offices are currently in situ.

Parking

The office suite has the benefit of 4 no. car parking spaces.

Tenure

The premises are immediately available For Sale long leasehold tenure being held under terms of a 999 year lease from 16th of March 2007 at a peppercorn rental.

Property and Estate Service Charge apply – details on application.

Asking Price

£180,000

Business Rates

The Valuation Office website advises a rateable value of £10,250 for the office space and a rateable value of £1,050 for the 4 car parking spaces. For rates payable contact BCBC.

EPC

Energy Rating - Band B

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:

Messrs Watts & Morgan LLP

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