

# Watts & Morgan

FOR SALE



## Asking Price £170,000

Ground Floor Office, Number Three, Waterton Park  
Bridgend CF31 3PH

- Modern ground floor office suite providing approximately 107sqm (1,150sq.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 £170,000

### Location

The property is conveniently located on the Waterton Park Office Development a now well established business location.

Waterton Park is located on the western edge of the estate located just off the A48 dual carriageway lying approximately 1½ miles south of Bridgend town centre and just 5½ miles south of Cowbridge via the A48. Both junctions 35 and 36 of the M4 Motorway lie within approximately 3 miles.

### Description

The property briefly comprises a modern ground floor office suite located within Number 3 Waterton Park, a detached office building providing for 6 self-contained office suites.

The building is built to a modern design and specification and finished to a high standard both internally and externally. The office suite has the benefit of raised access floors, powder coated aluminium double glazed windows, full gas central heating and intercom door entry system.

The office suite is open plan save that the property is currently configured so as to provide for several individual office's by way of demountable partitioning which can either remain in situ or be removed.

The office suite provides approximately 107sq.m (1,150sq.ft) Net Internal Area of accommodation together with 4 no. designated car parking spaces.

### Tenure

The property is immediately available For Sale Virtual Freehold being held under terms of a 999 year lease from 16 March 2007 at a peppercorn rental. Property and Estate Service Charges apply – details on application.

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### Business Rates

The Valuation Office website advises a rateable value of £11,250 for the office space and £1,050 for the parking spaces. For Business rates payable contact BCBC

### EPC

This property has an Energy Performance Certificate rating of 34 which falls within 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:

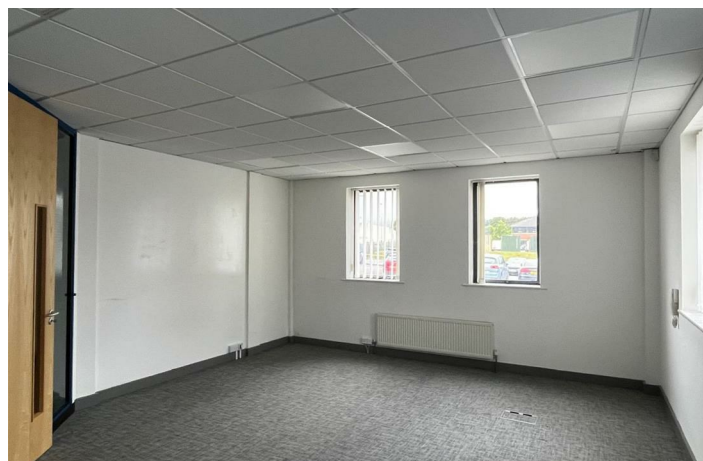
Messrs Watts & Morgan LLP

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Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



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