

Watts & Morgan

TO LET



£35,807 Per Annum

3rd Floor Derwen House, Court Road, Bridgend CF31
1BN

- Well presented third floor open plan office suite located within Derwen House a landmark office building fronting Court Road, Bridgend's premier business address
- Briefly provides approximately 2950sq.ft Net Internal Area of accommodation together with 8 car parking spaces
- Immediately available To Let by way of lease assignment or potentially the granting of a new lease direct from the property landlord

Location

The property is situated in a prominent location fronting Court Road, Bridgend's premier business address.

Court Road is located immediately adjacent to Bridgend's commercial and retailing centre and to the town's main line railway station which enjoys direct rail lines to London Paddington.

Occupiers on Court Road include solicitors, accountants, architects and a number of charities and voluntary organisations.

Description

Derwen House is one of Bridgend town centre's landmark office buildings providing office accommodation over four floors and having the significant benefit of demised car parking.

Currently available is a self-contained third floor office suite that provides for well presented open plan office accommodation with a recently installed suspended ceiling with inlaid LED lighting, new carpets and new powder coated aluminium windows throughout.

The open plan office suite provides approximately 274.1sq.m (2950sq.ft) Net Internal Area of accommodation.

NB

A ground floor office suite providing approximately 623sq.ft with 2 no. car parking spaces is also available. Details on application.

The property has the benefit of male and female WC's, gas central heating and a passenger lift.

Tenure

The property is immediately available To Let by way of Lease Assignment with the property being held under terms of a secure lease expiring 21st July 2027 at a rental of £35,807 per annum exclusive.

Service Charge Rent is in sum of £13,825 per annum exclusive.

The property is available To Let by way of Lease Assignment. There is the possibility of a new Lease for a term of years to be agreed direct from the property landlord by separate negotiation. Details on application.

Business Rates

To be advised.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Energy Rating - Band E

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:

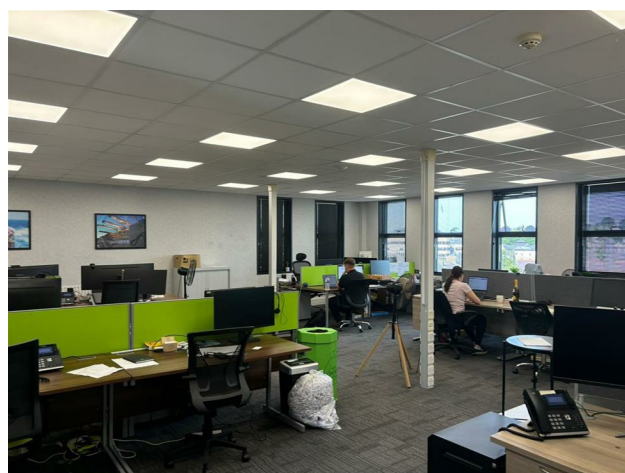
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