



£13,800 P.A

Number Two Waterton Park Bridgend CF31 3PH

- Modern self-contained second floor office suite providing approximately 111.0sq.m (1200sq.ft) NIA
- Located on an established Business Park in a conveniently and easily accessible location close to Bridgend town centre and to the M4 Motorway network.
- Immediately available "To Let" on flexible lease terms at a rental of £13,800 P.A Exclusive.

Location

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

Travelling south from Bridgend town centre 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 with Cardiff lying approximately 18 miles to the east and Swansea approximately 22 miles to the west.

Description

Currently available self-contained office suite located within Number Two Waterton Park, a modern 3-storey office building comprising in total 6 self-contained office suites constructed around an attractive central core.

The property is built to a modern standard of construction with contemporary finishes including attractive entrance lobby, passenger lift, powder coated aluminium windows and entry doors, fully raised access floors and full gas central heating.

Accommodation

Second Floor Suite (RHS): 111.0sqm (1200sq.ft) NIA

Rental

Rents from £11.50 per sq.ft per annum

Parking

Demised parking spaces available at a rate of approximately 1 space per 300 sq.ft.

Tenure

Accommodation is immediately available To Let under terms of a new FRI lease via an Estate and Property Service Charge.

Incentives

A short rent free period and/or concessionary rental may be made available subject to status.

Business Rates

To be advised.

EPC

Energy Rating - Band B

VAT

VAT is payable on rent and service charge.

Legal Costs

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

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

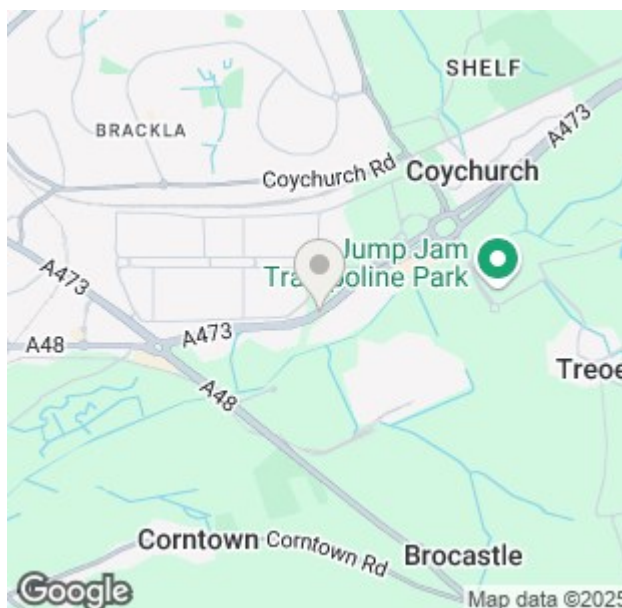
Strictly by appointment only through sole letting agents:

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