

# Watts & Morgan

TO LET



## £35,000 Per Annum

Modern Office Suites, Suites 1,2 & 4 Avon Court,  
Cowbridge Road, Bridgend, CF31 3SR

- Immediately available “To Let” a modern office suite providing space of 3,087 sq ft NIA.
- Situated in a highly prominent and easily accessible location fronting Cowbridge Road on the outskirts of Bridgend Town Centre.
- Immediately available “To Let” under terms of a new FRI Lease at a competitive rental of £35,000 p.a

### Location

The Avon Court and Elm Court office buildings are located on a privately owned business park that is situated in a highly prominent and easily accessible location fronting Cowbridge Road, one of the main vehicular thoroughfares serving Bridgend Town Centre. The property is located immediately adjacent to South Wales Police Headquarters and opposite the Tesco Superstore.

Bridgend town centre lies just ½ mile or so to the north and Junction 35 (Pencoed Interchange) of the M4 Motorway 3 miles to the east.

### Description

Avon Court briefly comprises a detached 2 storey office building providing for 3 no. self-contained office suites.

Currently available is Suites 1 & 2 and Suite 4 which are available as a whole or individually providing space from 1,281sq.ft to 3,067sq.ft.

The property is set within attractive landscaped grounds and includes generous car parking spaces.

### Accommodation

Suites 1 & 2

1,281sq.ft Net Internal Area of Accommodation

Suite 4

1,786sq.ft Net Internal Area of Accommodation

### Tenure

The office suites are immediately available "To Let" under terms of a new effective FRI Lease via a service charge. Details on application.

### Rental

Suites 1 & 2 - £15,00 per annum

Suite 4 - £20,000 per annum

Suites 1,2 & 4 - £35,000 per annum

### Service Charge

Ingoing tenants to enter into the property service charge scheme which is administered on a cost only, pro rata basis.

### Business Rates

To be advised.

### EPC

Pending

### Legal Costs

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

### VAT

All figures quoted are exclusive of V.A.T. if applicable.

### 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

Tel: (01656) 644288

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

Please ask for Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

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### Penarth

T 029 2071 2266

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