

Watts & Morgan

TO LET



£13,800 Per Annum

LHS First Floor Office, Building 3 Waterton Park, Bridgend CF31 3PH

- Modern self-contained first floor office suite providing approximately 116 sq m (1252 sq ft) NIA of accommodation with 4 parking spaces.
- 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 To Let on flexible lease terms and at a competitive rental.

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 of a self-contained first floor (left-hand side) office suite accessed off an attractive central core. The property is located within a modern office block comprising of 6 no. office suites in total.

Waterton Park briefly comprises of 3 detached office buildings all set within landscaped grounds and with dedicated car parking.

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

The suite available provides approximately 116.3 sq.m (1252 sq.ft) Net Internal Area of accommodation.

The office suite is essentially open plan albeit currently configured with demountable partitioning providing for a conference/meeting room and resource room.

Parking

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

Tenure

The premises are immediately available To Let under terms of a new FRI Lease via an Estate and Property Service Charge.

Business Rates

To be advised.

Rental

£13,800 per annum exclusive.

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:

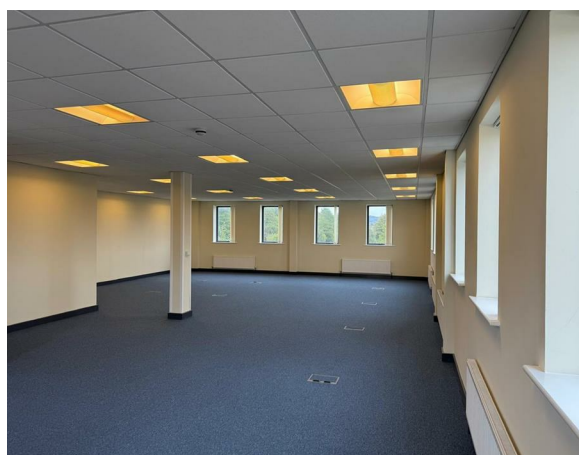
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