

Watts & Morgan

TO LET



£7,000 Per Annum

First Floor Office Suite, Five Bells Road, Bridgend, CF31 3HN

- Self-contained office suite providing approximately 130 sq m (1,397 sq ft) Net Internal Area.
- Conveniently located on the edge of Bridgend Town Centre.
- Immediately available "To Let" on flexible lease terms and at a rental of just £7,000 per Annum exclusive.

Location

The property is situated in a prominent and easily accessible location fronting Five Bells Road on the outskirts of Bridgend Town Centre. The property is located in an area of predominantly commercial occupiers and located immediately above Cabo Roche Café Bar. Bridgend is the administrative and retailing centre for Bridgend County Borough with the town attracting the usual high street banks and a number of multiple retailers.

Description

The property briefly comprises a self contained first floor office suite that is currently configured so as to provide for a number of individually partitioned offices some of which are relatively large open plan spaces. The office suite has the benefit of staff kitchen and separate male and female WC's. The office has the benefit of Fujitsu Comfort Cooling.

Accommodation

The property provides approximately 130 sq.m (1,397 sq.ft) Net Internal Area of accommodation.

Tenure

The premises are immediately available "To Let" on flexible lease terms and on a tenant Internal Repairing and Insuring only basis.

Rental

£7,000 Per annum exclusive.

Business Rates

The valuation office agency website advises a rateable value of £12,000 for 2026/27

EPC

Pending

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

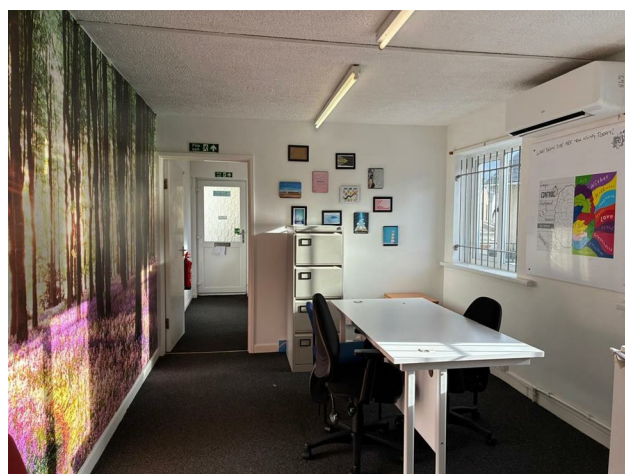
Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Matthew Ashman



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