

TO LET

**Flexible Office Space
Derwen House
Court Road
Bridgend
CF31 1BN**



- Well presented open plan office suites located within Derwen House, fronting Court Road, Bridgend's premier business address.
- Individual suites available from 58sq.m (623sq.ft) to 274sq.m (2950sq.ft) NIA with excellent car parking.
- Immediately available "To Let" under terms of a new FRI Lease.

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LOCATION

Derwen House is located on 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 mainline railway station which enjoys direct rail links 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 circa 905sq.m (9730sq.ft) of office space over 4 floors and having the significant benefit of a 38 space car park located to the rear.

Currently available are individual office suites providing from 57.9sq.m (623sq.ft) to 274sq.m (2950sq.ft) net internal area.

AMENITIES

- Communal male, female and disabled WC's.
- Suspended ceilings with VDU compatible lighting.
- Gas central heating
- Passenger lift
- Recently fitted powder coated aluminium windows

PARKING

Can be allocated at circa one space per 250sq.ft.

TENURE

Individual office suites are immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

From £8.50 per sq.ft.

BUSINESS RATES

To be advised.

EPC

This property has an Energy Performance Rating of 112 which falls within Band E.

SERVICE CHARGE

Tenants to enter into Property Service Charge arrangements. Details on application.

VAT

There is no VAT on rent.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness



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