

TO LET

Prestigious 1st Floor Serviced Office Suite
The Toll House
1 Derwen Road
Bridgend
CF31 1LH

**WATTS &
MORGAN**
Commercial



- Immediately available "To Let" prestigious 1st floor serviced office suite available within the recently completed Toll House development, forming part of the Elder Mews regeneration scheme, a major mixed use development project within Bridgend Town Centre.
- Modern 1st floor office suite providing 135.7 sq m (1,460 sq ft).
- Immediately available "To Let" on flexible lease terms on an "all-inclusive" serviced rent basis.

**Prestigious 1st Floor Serviced Office Suite,
The Toll House
1 Derwen Road, Bridgend
CF31 1LH**

LOCATION

The property is situated in a prominent and convenient town centre location on the corner of Derwen Road and Caroline Street within Bridgend town centre.

The property is conveniently located within the town immediately adjoining Caroline Street, a prime retail pitch within Bridgend town centre and at the same time being located just 100 meters or so from Bridgend's main line railway station. Bridgend is the administrative and retail centre serving Bridgend County Borough.

DESCRIPTION

The Toll House is a prominently positioned Grade II Listed Building that has been renovated and refurbished to an exceptionally high standard with the property forming part of the Elder Mews Regeneration Scheme, a major mixed use development project within Bridgend Town Centre. The detached property provides for 3 self-contained office suites accessed off a highly attractive entrance lobby and central core completed to an unrivalled specification which includes;

- WC and shower facilities.
- Feature glass lift.
- Feature 'Cantifix' glazed circulation core.
- Underfloor heating throughout.
- Air conditioning throughout.
- Contemporary kitchenette within each suite.
- Hardwood joinery throughout.
- Feature lighting by Louis Poulson.
- Video intercom access

ACCOMMODATION

1st Floor Office suite – 135.7 sq m (1,460 sq ft)

Car parking by arrangement.

TENURE

The 1st floor office suite is immediately available 'To Let' under terms of a new lease on flexible terms on an "all-inclusive" service rent basis.

RENTAL

Serviced Rent £43,800 per annum.

The serviced office rent is all inclusive save as to BT (Includes all property outgoings then including business rates, all utilities, office cleaning and dilapidations at lease expiry).

EPC

The property has an Energy Performance rating of 47 which falls within 'Band B.'

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to pay their own legal costs.

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

www.wattsandmorgan.wales

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.