

## TO LET/FOR SALE

Ground, First & Second Floor Office Space  
13a & 15 Penybont Road  
Pencoed  
Bridgend  
CF35 5PY



- Situated in a prominent and convenient location within Penybont's commercial centre 3 storey office space providing in total approximately 116sq.m (1245sq.ft) net internal area of accommodation.
- Accommodation largely configured as a range of cellular offices with accommodation considered suitable for a variety of office, healthcare, business uses subject to the obtaining of any necessary change of use planning permission.
- Immediately available To Let under terms of a new full repairing and insuring lease for a term of years to be agreed at a rental of £12,500 per annum exclusive.

**Ground, First & Second Floor Office Space  
13a & 15 Penybont Road  
Pencoed  
Bridgend  
CF35 5PY**

**LOCATION**

The property is situated in a prominent location fronting Penybont Road the main vehicular thoroughfare running through Pencoed town centre.

The property is located within Pencoed's small commercial centre which is home to a variety of office/service users, independent retailers and food and drink operators.

Pencoed is conveniently located lying just 3 miles or so east of Bridgend and 1½ miles from Junction 35 (Pencoed Interchange) of the M4 Motorway. The property is therefore conveniently located to serve Cardiff lying approximately 25 miles to the east and Swansea 25 miles to the west.

**DESCRIPTION**

The property briefly comprises of ground, first and second floor office accommodation that is set within a mid-terraced town centre property built to a traditional standard of construction.

The property is configured over 3 floors providing cellular office space albeit with larger open plan accommodation on 1st and 2nd floor.

The property has been most recently occupied for professional services but is considered suitable for a variety of office/ business, health and wellbeing, medical/clinic type uses subject to the obtaining of any necessary change of use planning consent.

The property has the benefit of all mains services connected.

**TENURE**

The property is immediately available To Let under terms of a new Full Repairing and Insuring lease for a term of years to be agreed.

**RENTAL**

£12,500 per annum exclusive.

**TENANT INCENTIVES**

Tenant incentives such as a short rent free period and/or concessionary rental may be made available subject to status.

**FOR SALE**

£139,950

**BUSINESS RATES**

To be advised.

**EPC**

To be assessed.

**VAT**

All figures quoted are exclusive of VAT if applicable.

**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 LLP**

**Tel: (01656) 644288**

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

**Please ask for Dyfed Miles or Matthew Ashman**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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