

TO LET

Modern First Floor Office Suite
8A Dunraven Place
Bridgend
CF31 1JD



- Immediately available To Let a modern first floor office suite recently renovated to a high standard and providing approximately 21.94 sq m (236 sq ft) net internal area of accommodation.
- Town centre location fronting Dunraven Place with occupiers in close proximity including HSBC Bank plc, Bridgend General Post Office and a range of other professional occupiers including Software Companies, Estate Agents and Insurance Brokers.
- Immediately available To Let under terms of a new lease for a term of years to be agreed at an all inclusive rental of £5,750 per annum.

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LOCATION

The first floor office suite is located at 8A Dunraven Place within Bridgend town centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with occupiers in close proximity including HSBC Bank plc and Bridgend General Post Office.

DESCRIPTION

The property briefly comprises a modern, self-contained office suite recently renovated and refurbished to a high standard. The specification includes comfort cooling, dado trunking and high speed broadband included.

The self contained office suite provides for approximately 21.94 sq m (236 sq ft) net internal area of accommodation together with shared use of kitchen/tea point and male and female WC's.

TENURE

The office suite is immediately available To Let under terms of a short term lease which is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENTAL

All inclusive rental of £5,750 pax.

EPC

This property has an energy performance rating of 65 which falls within a band C.

VAT

VAT is payable 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 LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness



www.wattsandmorgan.wales

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